

USE PERMIT APPLICATION
CITY OF NEWPORT BEACH

Planning Department
3300 Newport Boulevard
Phone (714) 673-2110

No. 1481
Fee \$150.00

Applicant Back Bay Park, Inc., DBA Bayside Village Phone 673-1331

Mailing Address 300 E. Coast Hwy., Newport Beach, Calif. 92660

Property Owner The Irvine Co., Lessor Phone 644-3011

Mailing Address 550 Newport Center Dr., Newport Beach, Calif. 92660

Address of Property Involved 300 E. Coast Hwy., Newport Beach, Calif.

Purpose of Application (describe fully) Off Sale Beer License

Zone Unclassified Present Use Boat Launch

Legal Description of Property Involved (if too long, attach sheet)
See Attached

William T. Spague, asst. Secy May 26, 1970
Signature of Applicant or Agent Date

R.S. Helzel 5-26-70
Signature of Owner ASSISTANT SECRETARY Date

XX

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 5-21-1970 Fee Pd. 150⁰⁰ Receipt No. 27903

Hearing Date 6-4-1970 Publication Date 5-22-1970

Posting Date 5-25-1970 Mail Date _____

P.C. Action APPROVED, SUBJECT TO ATTACHED CONDITIONS

Date 6-4-1970 Appeal _____

C.C. Hearing _____ C.C. Action _____

_____ Date _____

*Review ~
Herman*

Jakosky
Watson
Dosh
Adkinson
Brown
Glass
Martin

June 4, 1970

stated he appreciated the problem as he had sat on the Police Commission of Los Angeles for 2½ years. He wanted to emphasize what the two ministers have pointed out, that the program is well planned and a large number of adults are involved. They have worked very closely with Chief Glavas and will utilize several local officers who wish to participate in the program.

Tom Dunmore, part owner of the adjoining building at 509½ E. Balboa Boulevard, stated his main concern is the volume of the music as his bedrooms face on Balboa Boulevard.

Chairman Jakosky asked the applicants if they desired the Commission to take action this evening or whether they would agree to a continuance until June 18th so they could meet with the interested groups in the area. The applicants agreed to a continuance until June 18, 1970.

Motion
Second
All Ayes

x

x

Item 5.

USE PERMIT
NO. 1481

Request to permit sale of alcoholic beverages (beer only) in conjunction with existing boat launch facilities.

APPROVED

Location: Portion of Block 54 of Irvine's Subdivision located at 300 East Coast Highway on the north side of East Coast Highway west of Bayside Drive.

Zone: Unclassified

Applicant: Back Bay Park, Inc., DBA Bayside Village, Newport Beach

Owner: The Irvine Company, Newport Beach

Mr. William Sprague, the general manager of Bayside Village was present at the meeting and answered questions of the Commission.

After discussion, the application was approved subject to the following conditions:

Motion
Second
All Ayes

x

x

1. That it be for off-sale beer only.

2. A sign, or signs, shall be posted.

Jakosky
Watson
Dosh
Adkins
Brown
Glass
Martin

June 4, 1970

advising users of the facilities that the disposal of beer cans and other refuse in the waters of Newport Bay and the Pacific Ocean is illegal.

3. Trash receptacles shall be provided adjacent to the launching ramps.
4. The operator is encouraged to stock and sell litter bags for the disposal of beer cans and other refuse.

Chairman Jakosky called a recess and the Commission reconvened at 10:15 P.M. with all members present.

Item 6.

ZONE
CHANGE
AMENDMENT
NO. 262

CONTINUED
UNTIL
JULY 2

Request to amend a portion of Districting Map No. 8 from an M-1 District to a C-0-Z District.

Location: Portion of Lot 6, Section 28 and Portion of Lot 2, Section 33, located at the southwest corner of 28th Street and Lido Park Drive (extended).

Zone: M-1

Applicant: J. W. Klug Development Co., Inc.
Newport Beach

Owner: Mildred Stanley Peth and
First Western Bank and Trust Co.,
Santa Ana

Planning Director Wilson presented the application to the Commission and stated that on the basis of the information submitted, the staff was unable to make a specific recommendation; he suggested that the applicants be given an opportunity to amend the application and to provide additional information, and that the matter be continued to the Planning Commission meeting of July 2, 1970.

Mr. John Klug, president of the company that submitted the application, was present and stated that the area in question has been zoned M-1 for many years, however the site in

June 8, 1970

Alcoholic Beverage Control
1629 West 17th Street
Santa Ana, California

Subject: Use Permit No. 1481
Back Bay Park, Inc.,
DBA Bayside Village
300 East Coast Highway
Newport Beach, California

Gentlemen:

The Planning Commission, on June 4, 1970
approved the above referenced use permit
which allows off-sale beer and wine at the
above location.

Very truly yours,

James E. Nuzum
Associate Planner

JEN:hh

CITY OF NEWPORT BEACH

May 28, 1970

TO: Planning Commission
FROM: Planning Department
SUBJECT: Use Permit Application No. 1481
Request to permit sale of alcoholic beverages
(beer only) in conjunction with existing boat
launch facilities.
LOCATION: Portion of Block 54 of Irvine's Subdivision
located at 300 East Coast Highway on the
north side of East Coast Highway west of
Bayside Drive.
ZONE: Unclassified
APPLICANT: Back Bay Park, Inc., DBA Bayside Village
Newport Beach
OWNER: The Irvine Company, Newport Beach

Application

The purpose of this application is to permit the sale of packaged beer in conjunction with gas sales at existing boat launch facilities. The present facilities are situated in the Unclassified District and, therefore, a use permit is required for this change in use. The boat launch operation was established in the County prior to annexation to the City of Newport Beach and is not presently conducted under a use permit.

Subject Property and Surrounding Land Use

The property in question is a large unimproved lot on the east side of Newport Bay across the Coast Highway from the Reuben E. Lee restaurant. The lot fronts on the bay and includes a parking lot, boat storage facilities, a launching ramp, slips and a small store that sells gasoline, boating supplies and sandwiches.

Analysis

The use as proposed would take place within an existing building and would provide an additional service to those using the boat launch facilities. It would enable customers to purchase beer on the site and save a stop at some other establishment.

TO: Planning Commission - 2.

Recommendation

There are no problems anticipated in connection with this use permit as proposed and approval is recommended subject to the following conditions:

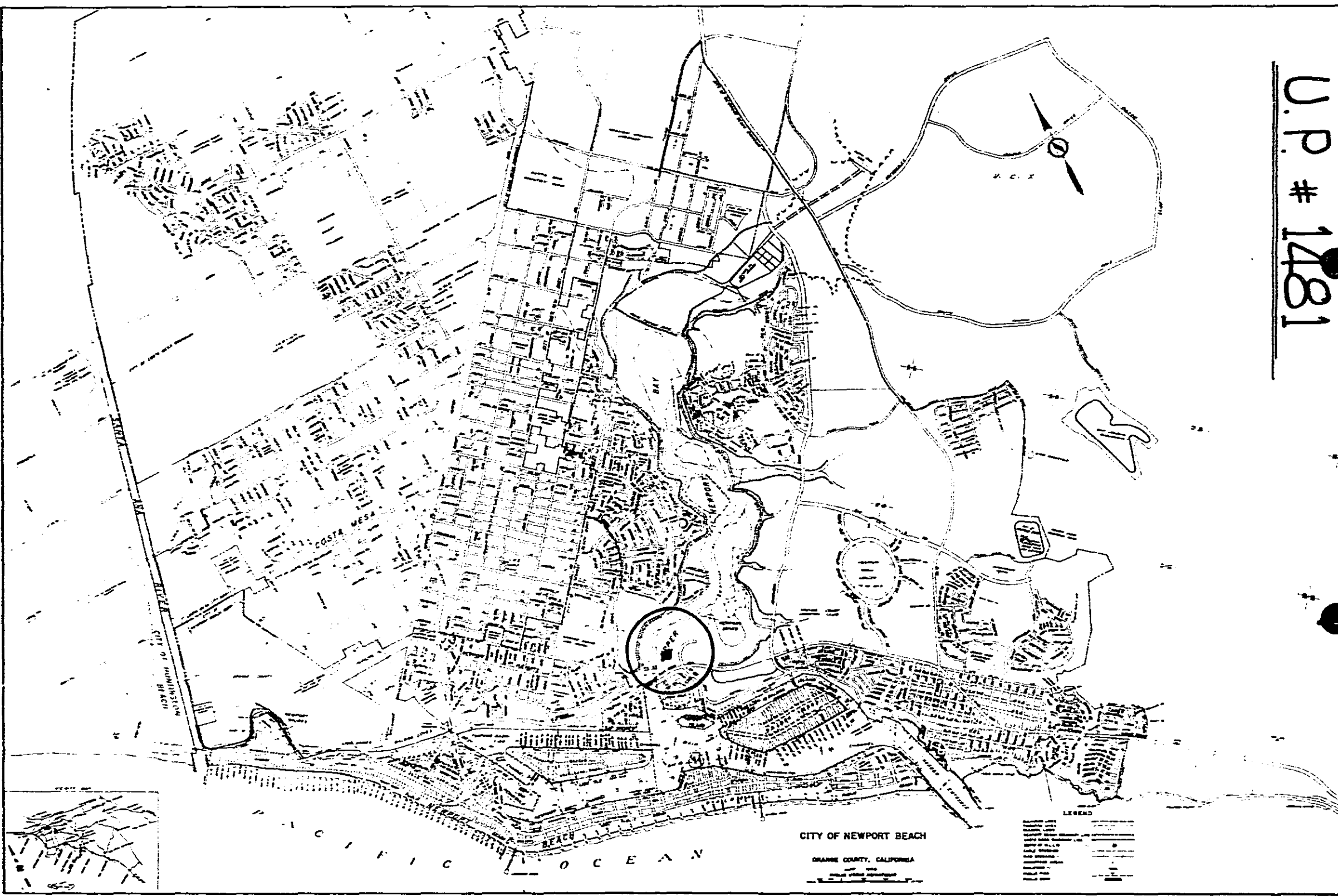
1. That it be for off-sale beer only.
2. A sign shall be posted advising users of the facilities that the disposal of beer cans and other refuse in the waters of Newport Bay and the Pacific Ocean is illegal.
3. Trash receptacles shall be provided.
4. The operator is encouraged to stock and sell litter bags for the disposal of beer cans and other refuse.


James E. Muzum
Associate Planner

JEN:hh

Attachments: Vicinity Map
Plot Plan

U.P. # 1481



1924 REC 270

DESCRIPTION OF A PORTION OF THE IRVINE COMPANY PROPERTY BOUNDED BY
BAYSIDE DRIVE EXTENSION AND THE PROPOSED BULKHEAD LINE FOR THE 750-
FOOT WIDE CHANNEL

PARCEL NO. 1


1 That portion of Block 54 of the Irvine Subdivision as shown on a map
2 thereof recorded in Book 1, page 88 of Miscellaneous Records Maps in the
3 office of the Recorder of Orange County, California, described as follows:

4 Commencing in the centerline of Coast Highway at Engineer's Station
5 53+15.34 as shown on the California State Highway Plans entitled "District VII -
6 Orange County Route 60-E" and approved January 25, 1932, and running thence
7 South 87° 17' 00" West along the centerline of said State Highway 246.42 feet
8 to the intersection thereof with the proposed southeasterly Bulkhead Line of
9 the 750-foot wide channel as shown on a map thereof in the office of the
10 Engineer of the Orange County Harbor District; thence North 33° 24' 30" East
11 along said Bulkhead Line 411.48 feet to the true point of beginning; thence
12 North 33° 24' 30" East along said Bulkhead Line 413.62 feet to the beginning of
13 a curve therein, concave southeasterly and having a radius of 600 feet; thence
14 northeasterly along said curve through a central angle of 49° 28' 00", a
15 distance of 918.01 feet to the beginning of a tangent line in said Bulkhead
16 Line; thence North 82° 52' 30" East along said tangent line 231.44 feet to
17 an intersection with that certain course described as South 21° 13' 30" West
18 1020.00 feet in the Line of Mean High Tide as established by Case No. 20436
19 of the Superior Court of the state of California, in and for the county of
20 Orange; thence South 21° 14' 20" West along said Line of Mean High Tide
21 622.98 feet to an intersection with the northerly line of that certain 80-foot
22 wide roadway conveyed to the county of Orange by deed recorded in Book 3839,
23 page 86 of Official Records in the office of said Recorder of Orange County,
24 said intersection being in a curve in said northerly line, the radius point of
25 which bears South 23° 57' 17" West 640.00 feet from said intersection; thence
26 westerly along said curve through a central angle of 30° 49' 17", a distance
27 of 344.28 feet to the beginning of a tangent line in said northerly line;
28 thence South 83° 08' 00" West along said tangent line 130.00 feet to the
29 beginning of a tangent curve in said northerly line, concave southeasterly
30
31
32

1 and having a radius of 440 feet; thence southwesterly along said curve through
 2 a central angle of $58^{\circ} 53' 17''$, a distance of 452.23 feet to a point distant
 3 on said curve northeasterly 116.05 feet from the southerly terminus thereof;
 4 thence North $78^{\circ} 38' 05''$ West 448.27 feet to the true point of beginning.

Prepared by

BOYLE ENGINEERING


 William I. Keerl, L.S. 2383

5IKin1
 10-6-59 (Revised)
 J4768
 2-56
 5.

1 DESCRIPTION OF A PORTION OF THE IRVINE COMPANY PROPERTY BOUNDED BY COAST HIGHWAY,
2 BAYSIDE DRIVE EXTENSION AND THE ADJUDICATED LINE

3 PARCEL NO. 2

4 That portion of the Irvine Subdivision as shown on a map thereof recorded
5 in Book 1, page 88 of Miscellaneous Record Maps in the office of the Recorder of
6 Orange County, California, described as follows:

7 Beginning at the intersection of the "line of mean high tide" as establish-
8 ed by Case No. 20436 of the Superior Court of the State of California in and for
9 the county of Orange, with the southerly line of Bayside Drive as described in a
10 deed to the county of Orange, recorded in Book 3839 page 88 of Official Records
11 in the office of said Recorder, said point of beginning being in a curve in said
12 southerly line concave southerly having a radius of 560 feet; thence westerly along
13 said curve through a central angle of $31^{\circ} 12' 36''$ a distance of 305.04 feet to
14 the beginning of a tangent line in said southerly line; thence South $83^{\circ} 08' 00''$
15 West along said tangent line 150.00 feet to the beginning of a tangent curve in
16 said southerly line, concave southeasterly and having a radius of 360 feet;
17 thence westerly and southerly along said curve through a central angle of
18 $74^{\circ} 00' 00''$, a distance of 464.95 feet to the beginning of a tangent line;
19 thence South $9^{\circ} 08' 00''$ West along said tangent line 79.93 feet to a point
20 distant thereon northeasterly 20 feet from an intersection with the northeasterly
21 line of Coast Highway as shown on the California State Highway Plans entitled:
22 "District VII - Orange County Route 60-B" and approved January 25, 1932 and run-
23 ning thence southeasterly in a direct line to a point on said northeasterly line
24 distant thereon southeasterly 20 feet from last described intersection, said north-
25 easterly Highway line being a curve concave southwesterly having a radius of
26 2050.00 feet; thence southeasterly along said curve through a central angle of
27 $29^{\circ} 12' 13''$ a distance of 1056.76 feet to the beginning of a tangent line in said
28 northeasterly line; thence South $49^{\circ} 56' 00''$ East along said tangent line 332.67
29 feet to an intersection with the southeasterly extension of said "line of mean
30 high tide;" thence North $23^{\circ} 25' 40''$ West along said extension and line 1122.47
31 feet to an angle point therein; thence North $21^{\circ} 14' 20''$ East along said "line
32 of mean high tide," 5.91 feet to the point of beginning.

1 Description of a Portion of The Irvine Company Property Bounded by Coast Highway,
2 Bayside Drive Extension and the Adjudicated Line

3 The area of above described Parcel No. 2 is 12.02 Acres.

4 Prepared by

5 BOYLE ENGINEERING

6 
7
8 Win I. Keerl, L. S. 2383

9 WIK:jem
10 8-15-58
11 4/

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DESCRIPTION OF A PORTION OF THE IRVINE COMPANY PROPERTY BOUNDED BY THE ADJUDICATED LINE AND THE PROPOSED BULKHEAD LINE OF THE PROPOSED 750-WIDE CHANNEL

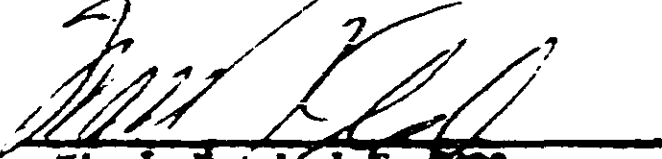
PARCEL NO. 3

That portion of the Irvine Subdivision as shown on a map thereof recorded in Book 1, page 86 of Miscellaneous Record Maps in the office of the Recorder of Orange County, California, described as follows:

Commencing in the centerline of Coast Highway at Engineer's station 53+15.34 as shown on the California State Highway Plans entitled "District VII - Orange County Route 60-B" and approved January 25, 1932, and running thence South 87° 17' 00" West along the centerline of said State Highway 246.42 feet to the intersection thereof with the proposed southeasterly Bulkhead Line of the 750-foot wide channel as shown on a map thereof in the office of the Engineer of the Orange County Harbor District; thence North 33° 24' 30" East along said Bulkhead Line 411.48 feet to the true point of beginning; thence North 33° 24' 30" East along said Bulkhead Line 413.62 feet to the beginning of a curve therein, concave southeasterly and having a radius of 600 feet; thence northeasterly along said curve through a central angle of 49° 28' 00", a distance of 518.01 feet to the beginning of a tangent line in said Bulkhead Line; thence North 82° 52' 30" East along said tangent line 851.44 feet to an intersection with that certain course described as South 21° 13' 30" West 1020.00 feet in the Line of Mean High Tide as established by Case No. 20436 of the Superior Court of the state of California in and for the county of Orange; thence North 21° 14' 20" East along said Line of Mean High Tide 309.82 feet to an angle point therein; thence continuing along said Line of Mean High Tide through the following courses: North 79° 44' 05" West 860.01 feet; thence North 86° 45' 35" West 482.62 feet; thence South 45° 34' 25" West 231.40 feet; thence South 34° 28' 55" West 468.00 feet; thence South 25° 23' 55" West 614.27 feet to a point distant on said line of Mean High Tide North 25° 23' 55" East 96.53 feet from a concrete monument marking the location of station No. 12 on said line; thence departing from said Line of Mean High Tide, South 78° 38' 05" East 418.79 feet to the true point of beginning.

Prepared by

BOYLE ENGINEERS


Win I. Keerl, L.C. 2383

AKenl
10-6-59 (Revised)
J4768
4-56
5-

STATE OF CALIFORNIA

County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the below entitled matter. I am a principal clerk of the Orange Coast DAILY PILOT, with which is combined the NEWS-PRESS, a newspaper of general circulation, printed and published in the City of Costa Mesa, County of Orange, State of California, and that a Notice of Public Hearing

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that The Planning Commission of the City of Newport Beach will hold a public hearing on the application of Back Bay Park, Inc. for a Use Permit No. 1481 on property located at 300 E. Coast Hwy., Newport Beach, Calif. to permit off-sale beer in connection with a boat launching facility.

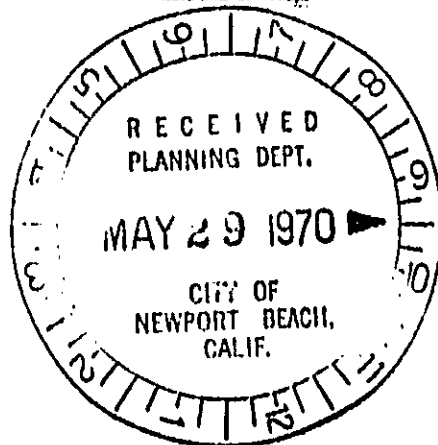
NOTICE IS HEREBY FURTHER GIVEN that said public hearing will be held, on the 4th day of June, 1970, at the hour of 8:00 P.M. in the Council Chambers of the Newport Beach City Hall, at which time and place any and all persons interested may appear and be heard thereon.

Don R. Adkinson,

Secretary

Newport Beach City
Planning Commission

Published Orange Coast Daily Pilot,
May 22, 1970 941-70



of which copy attached hereto is a true and complete copy, was printed and published in the regular Costa Mesa, Fountain Valley, Huntington Beach, Laguna Beach, Newport Beach and Saddleback issue (s) of said newspaper for 1 ~~times~~ times

~~times~~ issue of
May 22

_____, 1970
_____, 197_____
_____, 197_____
_____, 197_____
_____, 197_____
_____, 197_____

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed on May 22, 1970

at Costa Mesa, California.

Joseph E. Slane
(Signature)

Orange Coast

INVOICE

Invoice Number

941-70

DAILY PILOT

- Newport Beach
- Costa Mesa
- Huntington Beach
- Fountain Valley
- Laguna Beach
- Saddleback
- San Clemente-
- Capistrano

P.O. BOX 1560

COSTA MESA, CALIFORNIA 92626

642-4321

- City of Newport Beach
- Planning Commission
- Newport Beach City Hall
- Newport Beach, California

Please detach and return with remittance

DESCRIPTION	DATE	TIMES	RATE	LINE#	INCHES	CHARGES
LEGAL: Notice of Public Hearing	5-22-70	1	Flat			15.00

PAID
C-4792

PUBLISHED: May 22, 1970

ALL LEGAL ADVERTISING INVOICES
ARE DUE AND PAYABLE UPON
RECEIPT OF INVOICE

orange coast DAILY PILOT

PUBLISHED BY ORANGE COAST PUBLISHING COMPANY
P. O. BOX 1560 • COSTA MESA, CALIFORNIA 92626
(714) 642-4321

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Newport Beach will hold a public hearing on the application of

Back Bay Park, Inc.

for a ☐ ~~Variance~~ ☒ Use Permit No. 1481

on property located at 300 E. Coast Hwy., Newport Beach, Calif.

to permit off-sale beer in connection with a boat launching facility.

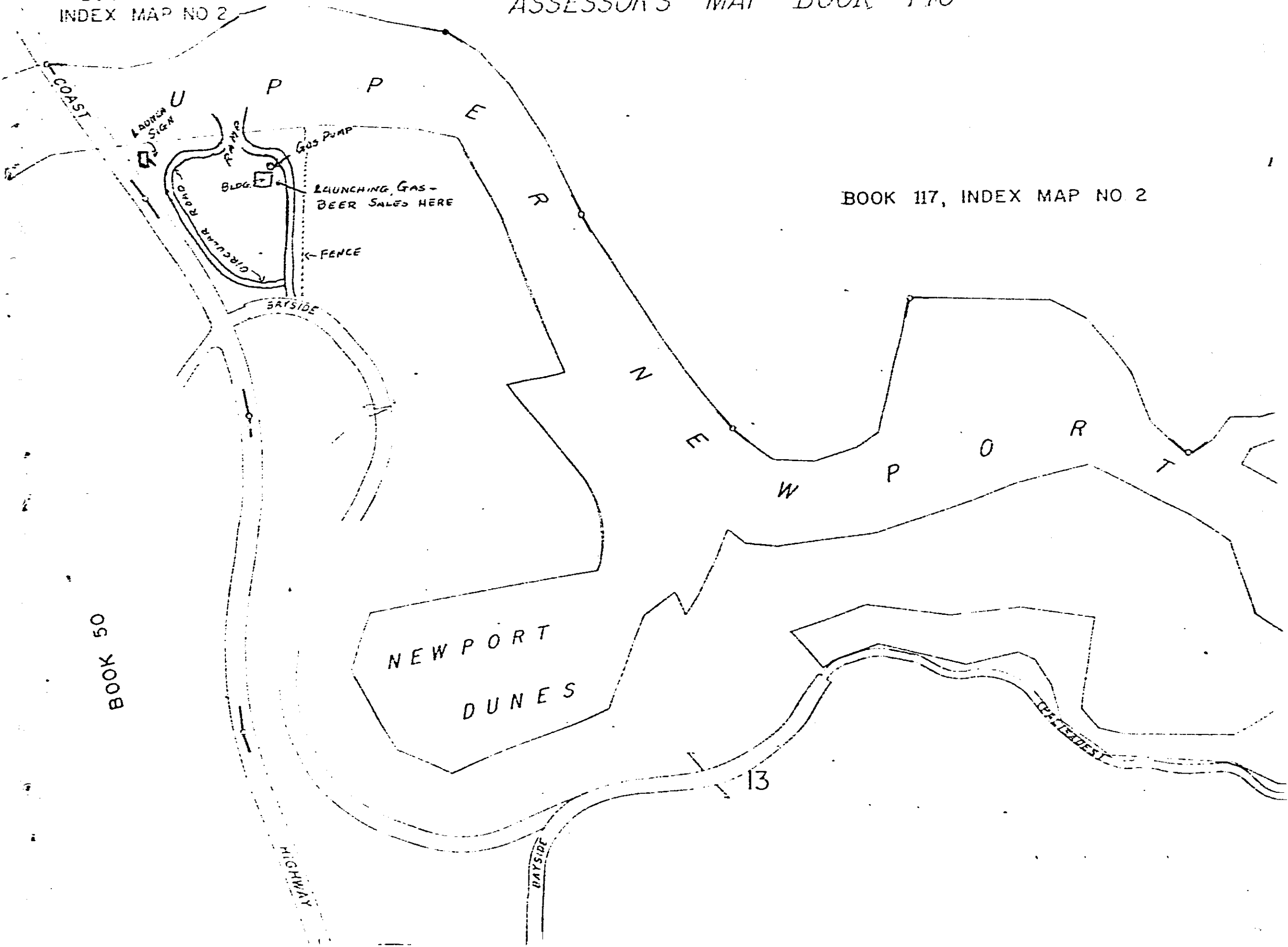
Notice is hereby further given that said public hearing will be held on the 4 day of June 19 70, at the hour of 8:00 P.M. in the Council Chambers of the Newport Beach City Hall, at which time and place any and all persons interested may appear and be heard thereon.

Don R. Adkinson, Secretary
Newport Beach City
Planning Commission

Publication Date May 22, 1970
Received for Pub. May 21, 1970
By J.E. DAVIS

BOOK 117, INDEX MAP NO 2

BOOK 50



USE PERMIT APPLICATION
CITY OF NEWPORT BEACH

No. 1667
Application Rec'd by Reps 4/6
Fee: \$150.00

Department of Community Development
Zoning and Ordinance Administration Division
3300 Newport Boulevard
Phone (714) 673-2110

Applicant (Print) BILL KING Phone (714) 675-2811

Mailing Address 3901 MARCUS AV., NEWPORT BEACH, CA. 92660

Property Owner DE ANZA BAYSIDE VILLAGE Phone 673-1331

Mailing Address 300 E. COAST HWY., NEWPORT BEACH, CA. 92660

Address of Property Involved 300 E. COAST HWY., NEWPORT BEACH, CA.
92660

Purpose of Application (describe fully) TO HAVE A OFFICE AND OUTSIDE
WORK AREA TO REPAIR SMALL OUTBOARD MOTORS - ALSO TO ASSIST
AT BOAT LAUNCH WHEN BOATS WON'T START AFTER LAUNCHING.
TO TUNE MOTORS FOR SUMMER & WINTER USE.
(1) FULL TIME EMPLOYEE & MYSELF

Zone - U - Present Use OFFICE - SALES - BOAT LAUNCHING

Legal Description of Property Involved (if too long, attach separate sheet)
FOR LOT 54, IRVINE SUB "U" METES & BOUNDS

AP# 440-131-27

OWNER'S AFFIDAVIT

(I) (We) DE ANZA BAYSIDE VILLAGE depose
and say that (I am) (we are) the owner(s) of the property(ies) involved in
this application. (I) (We) further certify, under penalty of perjury, that
the foregoing statements and answers herein contained and the information
herewith submitted are in all respects true and correct to the best of (my)
(our) knowledge and belief.

Signature(s) Sam Nigro De Anza Bayside Village

NOTE: An agent may sign for the owner if written authorization from the
record owner is filed with the application.

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 4/6/73 Fee Pd. \$150.00 Receipt No. 66200

Hearing Date 5/3/73 Publication Date _____

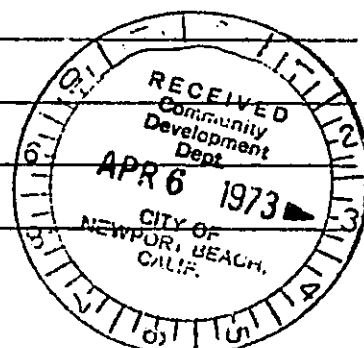
Posting Date 4/19/73 Mail Date 4/19/73

P. C. Action appeal. cond. 5/3/73

Date _____ Appeal _____

C. C. Hearing _____ C. C. Action _____

_____ Date _____



640-2218

June 6, 1977

Bill King
3901 Marcus Avenue
Newport Beach, CA 92660

Subject: Use Permit No. 1667

Dear Mr. King:

The above referenced use permit no. 1667 requesting to permit a marine engine repair shop in the Unclassified District will expire on July 8, 1977.

If you desire to continue this use at this location, please address a letter to the Modifications Committee requesting an extension.

If you desire any further information please call the undersigned at 640-2218.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By

Robert P. Lenard
Associate Planner

RPL/dlt

*No response to letter. Expired 7/8/77
-Field inspection 6/2/78 indicated use is no
longer in existence.*

July 9, 1975

Bill King
3901 Marcus Avenue
Newport Beach, CA 92660

Subject: Use Permit No. 1667

Dear Mr. King:

At its meeting of July 8, 1975, the Modifications Committee approved a two year extension for the above referenced use permit which allows a marine engine repair shop in the Un-classified District.

If you desire any additional information regarding this matter, please contact me at 640-2210.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT

R. V. HOGAN, DIRECTOR

By

William R. Laycock
Senior Planner

WRL/dlt

KING'S OUTBOARD
Marine Service
300 E. Coast Hwy. Newport Bch., CA. 92660
(714) 673-2415

CITY OF Newport Beach, California
CITY Hall - Modification Committee
3300 Newport Blvd.
Newport Beach, California.

June 16, 1975

Ref. letter dated June 12, 1975
from Mr. Wm. Laycock
Senior Planner

USE Permit # 1667-300
E. Coast Hwy.

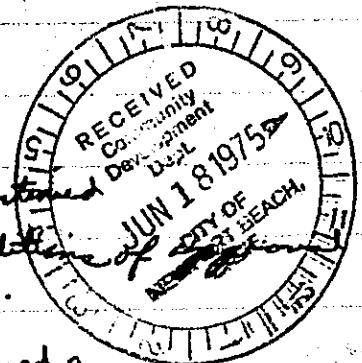
Dear Sirs:

I would like to request an extension of USE Permit No. 1667.
If there are any questions, please phone me at (714) 673-2415.

Thank you,
Bill King

at its meeting of 6-24-75, the Mod. Comm. continued
this matter to 7-8-75, pending completion of conditions
nos. 3 and 4 of the use permit by the applicant.

at its meeting of 7-8-75, the Mod. Comm. approved a
two year extension.



June 12, 1975

Bill King
3901 Marcus Avenue
Newport Beach, CA 92660

Subject: Use Permit No. 1667-300 E. Coast Hwy., Newport Beach

Dear Mr. King:

Use Permit No. 1667 requesting to permit a marine engine repair shop in the Unclassified District expired on May 3, 1975.

If you desire to continue this use, please address a letter to the Modification Committee requesting an extension.

If you desire any further information please call the undersigned at 640-2210.

Very Truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT

R. V. HOGAN, DIRECTOR

By William R. Laycock
Senior Planner

WRL/dit

May 3, 1973

ROLL CALL

INDEX

ROSENER
MARTIN
HEATHER
HAZEWINKEL
GLASS
BECKLEY
AGEE

Motion
Ayes
Absent

X X
X X
X X
X X

Applicant: Coast Auto Service Center
(Les Schunk), Corona del Mar

Owner: Same as applicant

Assistant Community Development Director Hewicker commented on the need for an extension of the use permit.

Les Schunk was present but had no questions regarding the request.

Planning Commission approved the request for an extension of Use Permit Application No. 1178 subject to the following conditions:

1. That the applicant continue to comply with Condition No. 1 (tire display), No. 2 (signs), and No. 3 (outside storage), of Use Permit No. 1178 as approved by the Planning Commission at its meeting of March 2, 1972.
2. The applicant shall comply with Conditions No. 4 through 9, as approved by the Commission at its meeting of March 2, 1972, within six months unless construction has begun for the new automobile service center as approved under Use Permit No. 1178, as amended.
3. If the new tire facility is not constructed within six months, the matter shall be reviewed by the Planning Commission at the end of the six month period to determine compliance with Conditions No. 4 through 9, as approved by the Commission at its meeting of March 2, 1972.

Item B3

Request to permit a marine engine repair shop in the Unclassified District.

Location: Portion of Block 54, Irvine's Subdivision, located at 300 East Coast Highway, northerly of East Coast Highway and westerly of Bayside Drive on Upper Newport Bay.

Zone: Unclassified

Applicant: Bill King, Newport Beach

USE
PERMIT
1667

APPROVED
CONDITIONALLY

ROLL CALL

May 3, 1973

INDEX

Motion
Ayes
Absent

X
XX
X
X
X
X

Owner: De Anza Bayside Village, Newport Beach

Public hearing was opened in connection with this matter.

Bill King, 3901 Marcus, Newport Beach, appeared before the Planning Commission to answer questions in connection with his request.

There being no others desiring to appear and be heard, the public hearing was closed.

Following discussion, Planning Commission approved Use Permit Application No. 1667 subject to the following conditions:

1. That development be in substantial conformance with the approved plot plan except for minor modifications approved by the Department of Community Development.
2. That the marine engine repair shop shall be limited to a maximum of two employees at one time.
3. That the proposed roof sign be deleted, but that two wall signs shall be permitted subject to the approval of the Director of Community Development.
4. The work area shall be enclosed with maximum eight foot high solid fences, walls or gates. Slats woven into chain-link fencing shall be permitted.
5. That the applicant shall prepare and submit plans and specifications for the approval of the Director of Community Development which are designed to prevent oil and gasoline deposits from being washed into the tidal zone.
6. This approval shall be for a two year period from the effective date of this action, and any requests for extension shall be acted upon by the Modifications Committee.

CITY OF NEWPORT BEACH

April 27, 1973

TO: Planning Commission
 FROM: Department of Community Development
 SUBJECT: Use Permit Application No. 1667 (Public Hearing)
 Request to permit a marine engine repair shop in the Unclassified District.
 LOCATION: Portion of Block 54, Irvine's Subdivision, located at 300 East Coast Highway, northerly of East Coast Highway and westerly of Bayside Drive on Upper Newport Bay.
 ZONE: Unclassified
 APPLICANT: Bill King, Newport Beach
 OWNER: De Anza Bayside Village, Newport Beach

Application

This application is a request to permit a marine engine repair business and office at an existing boat launch facility. The present facilities are situated in the Unclassified District, and therefore, a use permit is required for this change in use. The boat launch operation was established in the County prior to annexation to the City of Newport Beach and is not presently conducted under a use permit.

Subject Property and Surrounding Land Use

The site in question consists of a large off-street parking lot, boat storage facilities, a launching ramp, boat slips, and a small store that sells gasoline, boating supplies, sandwiches and beer. (The off-sale beer use was approved by the Planning Commission at its meeting of June 4, 1970 - Use Permit No. 1481.)

To the north is an off-street parking area and the De Anza Bayside Village Mobilehome Park; to the east, across Bayside Drive, is another portion of the De Anza Bayside Village Mobilehome Park; to the south, across East Coast Highway, is the Reuben E. Lee Restaurant; and to the west is Upper Newport Bay.

Analysis and Recommendation

The applicant proposes to move an existing wood and glass, 9' x 16' (144 sq.ft.), sales office from the south entrance of the Bayside Village to a location approximately sixteen feet southerly of the existing store. The building is proposed to be utilized as an office for the marine engine repair shop. A 4' x 16' (64 sq.ft.) double-faced identification sign is proposed to be located on the roof. The work area for the repair and tune-up of small outboard motors

TO:

Planning Commission - 2.

is located between the two buildings and is proposed to be enclosed by a seven foot high chain-link fence. The applicant and one full-time employee will also be on the premises during regular business hours to assist at the boat launch area when boats will not start after launching.

Staff feels that the proposed office and enclosed work area are minor in nature and will provide additional service to those persons using the boat launch facilities. Staff's only concern is that the work area should be enclosed by solid fences, walls or gates to screen the repair area from view from adjacent areas. The Building Division Supervisor has inspected the proposed office and indicates that the structure does not fit the definition of a "relocatable building" and will not be required to meet the Ordinance requirements for such buildings. However, all standards of the Uniform Building Code must be met when the building is moved to the new location (i.e., new foundation, electrical, etc.)

The Marine Safety Department has indicated that no harbor permit will be required from the City or County because the proposed structure will be located approximately 110 ft. inland of the adjudicated mean high tide line, but that safeguards should be included to keep oil and gasoline from being washed into the tidal zone.

Staff recommends approval of Use Permit No. 1667 subject to the following conditions:

1. That development be in substantial conformance with the approved plot plan except for minor modifications approved by the Department of Community Development.
2. That the marine engine repair shop shall be limited to a maximum of two employees at one time.
3. That the proposed roof sign be deleted, but that two wall signs shall be permitted subject to the approval of the Director of Community Development.
4. The work area shall be enclosed with maximum six foot high solid fences, walls or gates. Slats woven into chain-link fencing shall be permitted.
5. That the applicant shall prepare and submit plans and specifications for the approval of the Director of Community Development which are designed to prevent oil and gasoline deposits from being washed into the tidal zone.
6. This approval shall be for a two year period from the effective date of this action, and any requests for extension shall be acted upon by the Modifications Committee.

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, Director

By

William R. Laycock
WILLIAM R. LAYCOCK
Senior Planner

WRL/kk

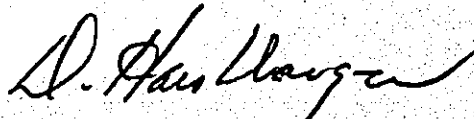
Attachments: Vicinity Map
Plot Plan

MARINE SAFETY DEPARTMENT
70 Newport Pier

TO: COMMUNITY DEVELOPMENT DEPARTMENT
FROM: Captain D. Harshbarger
SUBJECT: PLAN REVIEW - USE PERMIT 1667

The attached drawing has been reviewed by the Marine Safety Department staff with reference to the harbor permit requirements.

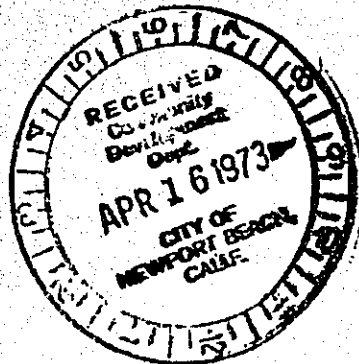
1. Because the proposed structure is landward of the adjudicated mean high tide line by approximately 110' (as shown on the attached drawing), thus NO harbor permit would be required by the County or City.
2. Safeguards should be included in the design to keep oil and gasoline (associated with a marine engine repair shop) from being washed into the tidal zone.



D. Harshbarger, Captain
Marine Safety Department

DH:lf

Attachment



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Newport Beach will hold a public hearing on the application of Bill King

for a ☐ Variance ☒ Use Permit 1667

on property located at 300 E. Coast Highway, Newport Beach

to permit a marine engine repair shop in the Unclassified District

Notice is hereby further given that said public hearing will be held on the 3rd day of May 19 73, at the hour of 7:30 P.M. in the Council Chambers of the Newport Beach City Hall, at which time and place any and all persons interested may appear and be heard thereon.

Jackie Heather, Secretary
Newport Beach City
Planning Commission

Publication Date _____
Received for Pub. _____
By _____

Use Permit

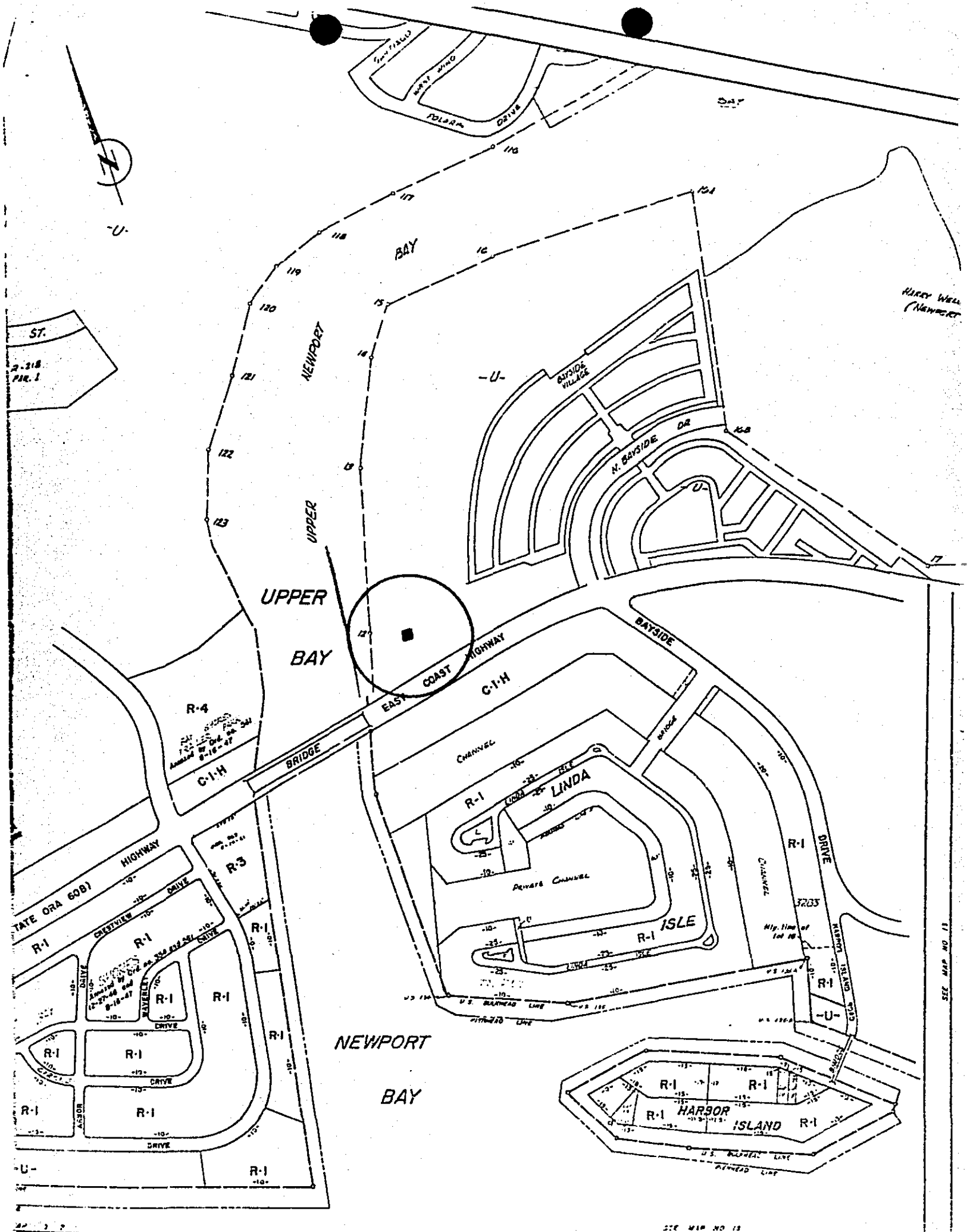
Bill King
3901 Marcus Ave
Newport Beach, Ca. 92660½

De Anza, Bayside Village
300 E. Coast Hwy
Newport Beach, CA. 92660

Irvine Company of W.Va.
Far West Services
201 Coast Hwy.
Newport Beach, Ca. 92660

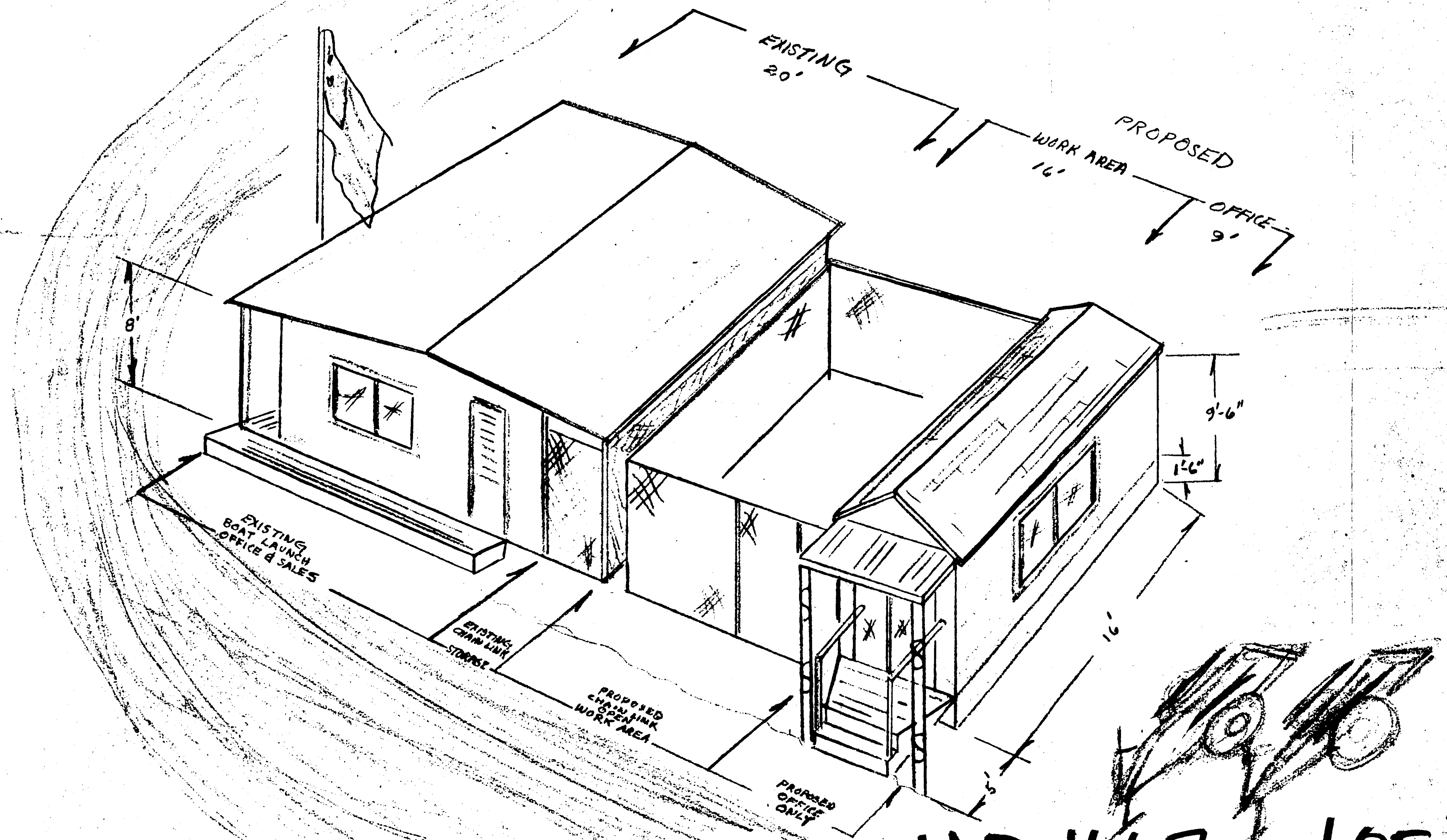
Irvine Co. of W. Va.
201 Coast Hwy
Newport Beach, Ca. 92660
(Stewart & Villoman)

81284X



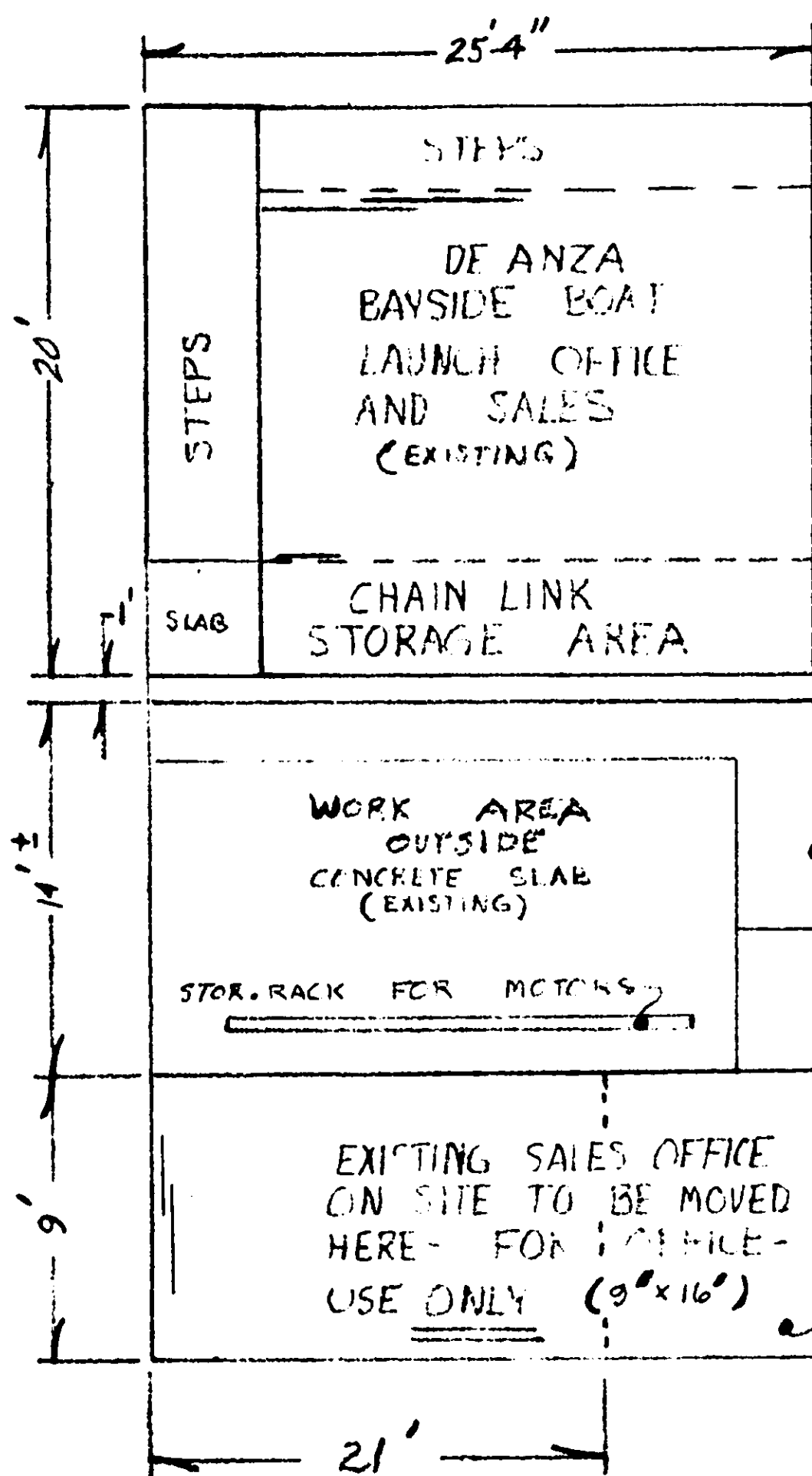
MAP - CITY OF NEWPORT BEACH - CALIFORNIA				ADOPTED BY CITY 110 125 11-12-50	
C-1	NEIGHBORHOOD COMMERCIAL DISTRICT	M-1	MANUFACTURING DISTRICT	REVISIONS LOCATION DATE BY FOR	
C-2	LIMITED COMMERCIAL - MULTIPLE RESIDENTIAL DISTRICT	M-2	CONTROLLED MANUFACTURING DISTRICT		
C-3	LIGHT COMMERCIAL DISTRICT	H	COMBINING OR "H" DISTRICT	MAP 13 23	
C-4	GENERAL COMMERCIAL DISTRICT	E	COMBINING OR "E" DISTRICT		
I	INTERMEDIATE DISTRICT				
U	UNCLASSIFIED DISTRICT				

USE PERMIT
NO. 1667



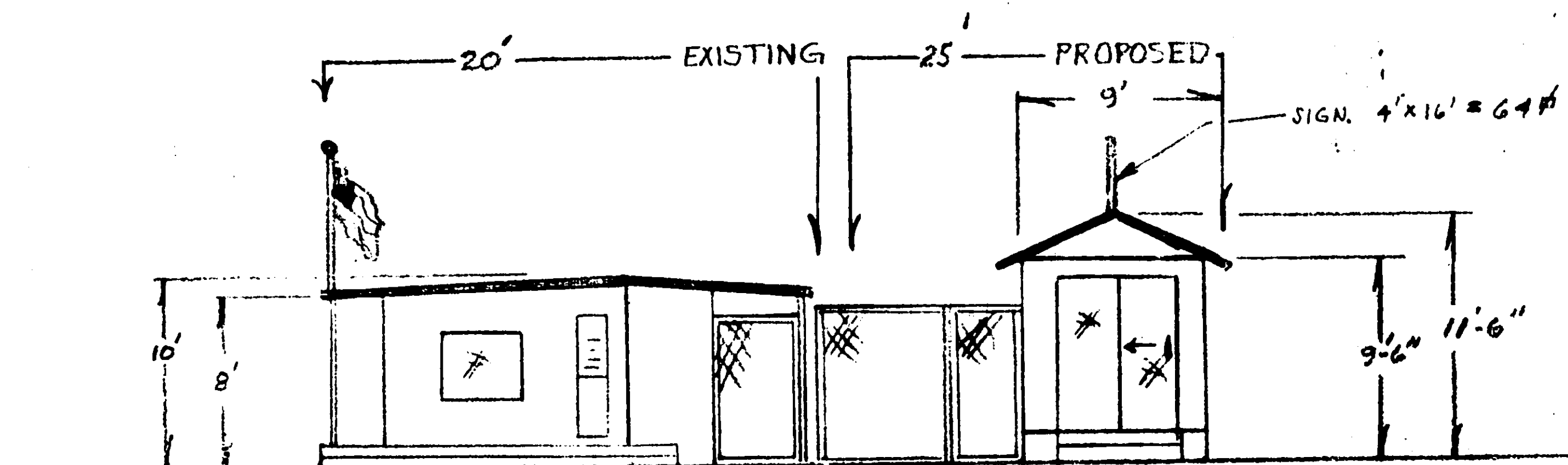
U.P. 1667 1 OF 3

FRONT

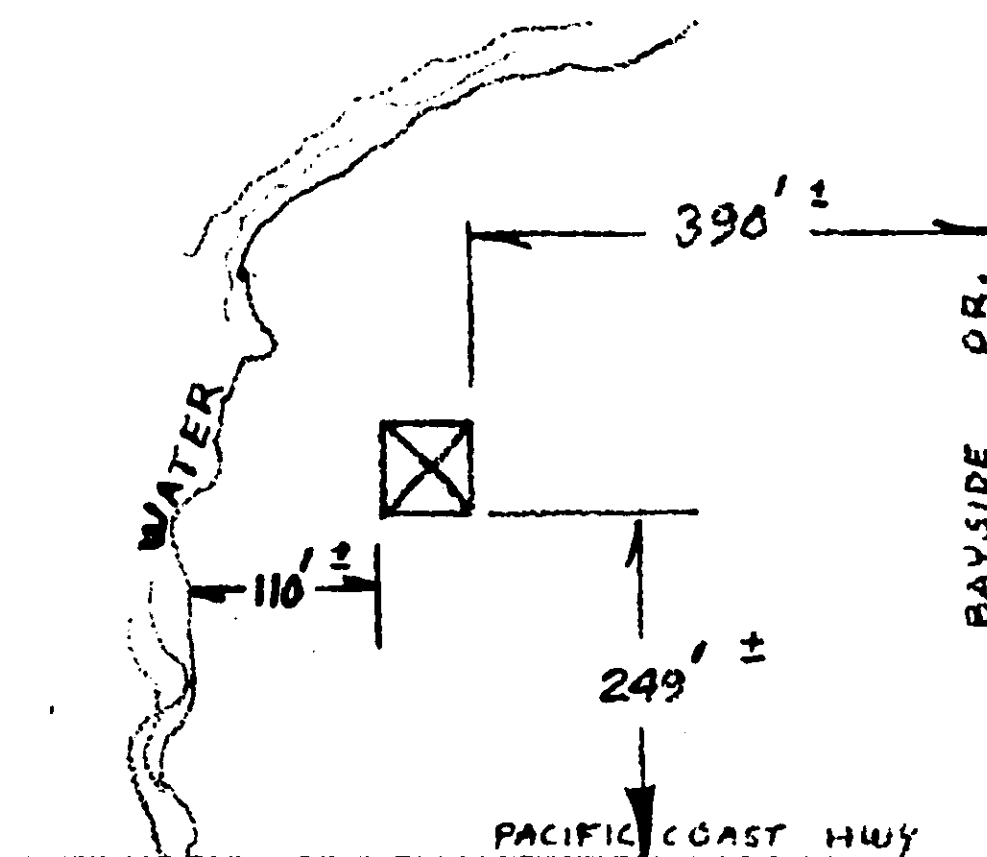


OUTSIDE FENCE LOCKED AREA

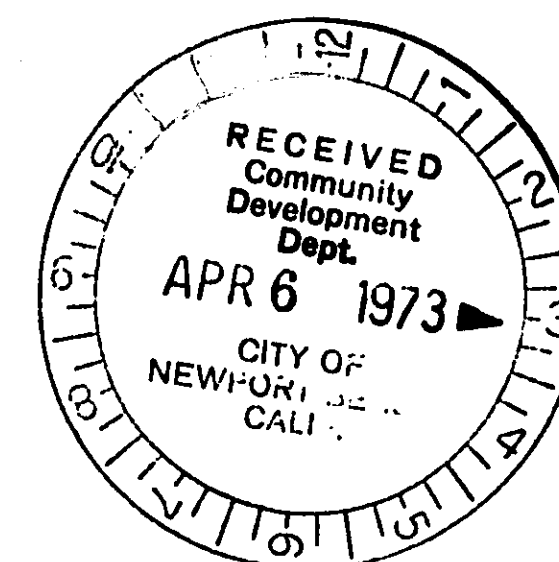
SLAB



FRONT OR "A" ELEVATION

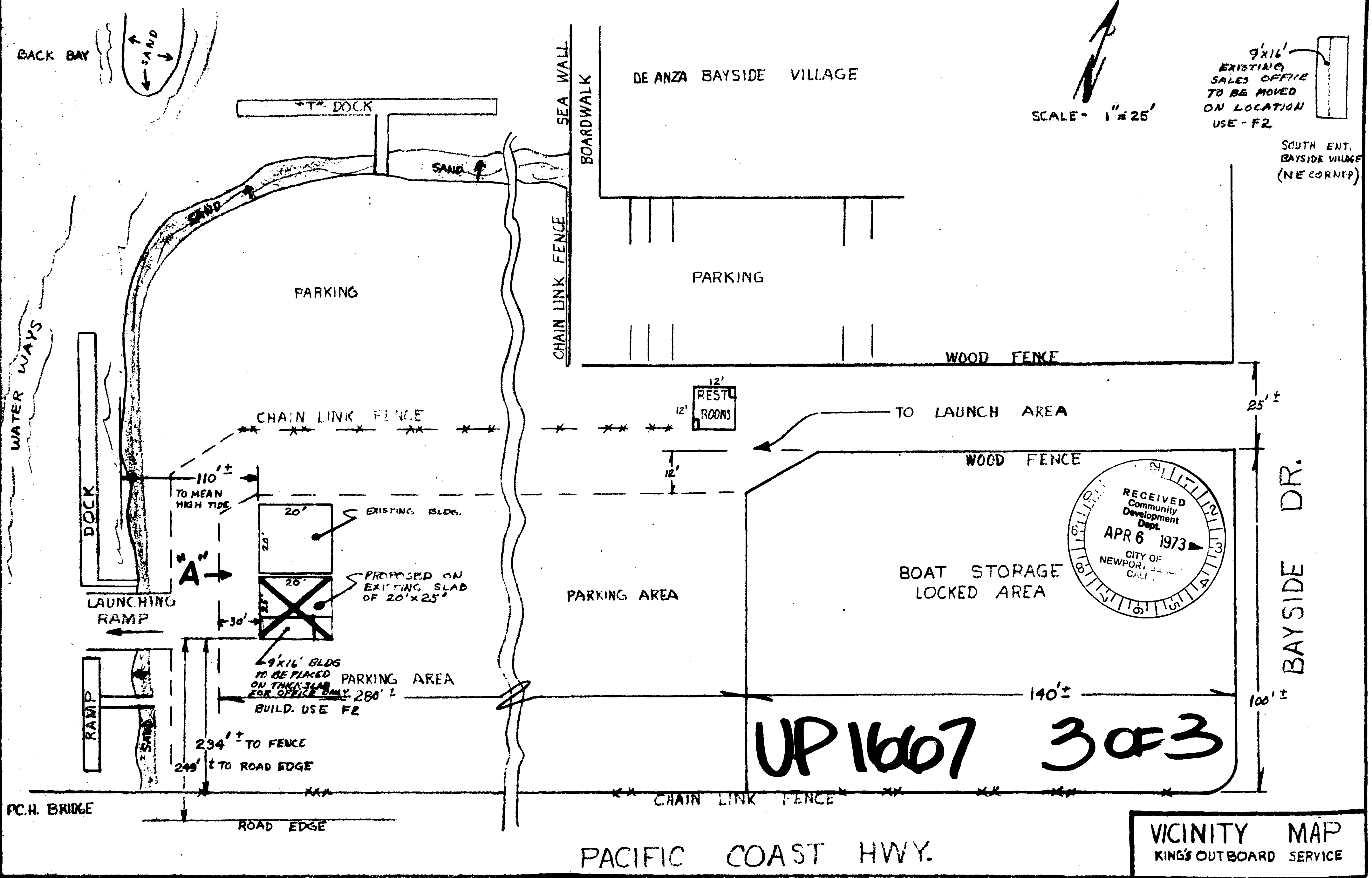


SETBACKS
(NO SCALE)



LAYOUT & ELEVATION
KING OUTBOARD SERVICE

UP. 1667 203



USE PERMIT APPLICATION
CITY OF NEWPORT BEACH

No. 1943
Application Rec'd by _____
Fee: \$300.00

Department of Community Development
Zoning and Ordinance Administration Division
3300 Newport Boulevard
Phone (714) 673-2110

Applicant (Print) SPOILER YACHTS INC. Phone 714/645-3789 ⁶⁴⁵⁻⁸⁷⁸⁹

Mailing Address 1560 NEWPORT BLVD. COSTA MESA, CALIFORNIA 92627

Headquarters Tel #:-

Property Owner Irvine Company Phone 714/644-3011

Mailing Address 550 Newport Center Drive, Newport Beach, CA 92660

LONG TERM LEASE HOLDER: De Anza Bayside, 300 E. Coast Hwy, Newport Beach, CA, 92660

Address of Property Involved 300 EAST COAST HWY. NEWPORT BEACH, CALIFORNIA 92660

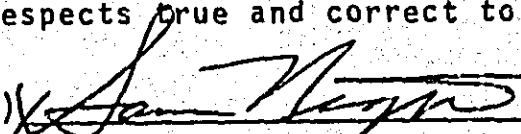
Purpose of Application (describe fully) Sales (Boats and related marine equipment rigging)

Zone _____ Present Use Boats (Storage/Sales/Rigging)

Legal Description of Property Involved (if too long, attach separate sheet)
Assessors Parcel No. 440-130-34 (See attached)

OWNER'S AFFIDAVIT

(I) (We) SAM NIGRO, for: De Anza Bayside Village, Newport Beach, CA, 92660 ^{300 East Coast Hwy,} depose and say that (I am) (we are) the owner(s) of the property(ies) involved in this application. (I) (We) further certify, under penalty of perjury, that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my) (our) knowledge and belief.

Signature(s) 
SAM NIGRO - GENERAL MANAGER

NOTE: An agent may sign for the owner if written authorization from the record owner is filed with the application.

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed _____ Fee Pd. _____ Receipt No. _____

Hearing Date 7-24-80 Publication Date _____

Posting Date 7-10-80 Mail Date 7-10-80

P. C. Action Approved Conditionally

Date 7-26-80 Appeal _____

C. C. Hearing _____ C. C. Action _____

Date _____

USE PERMIT APPLICATION
CITY OF NEWPORT BEACH

Department of Community Development
Zoning and Ordinance Administration Division
3300 Newport Boulevard
Phone (714) 673-2110

No. 1943
Application Rec'd by WRV
Fee: ~~\$300.00~~
\$300.00

CONTACT PERSON: PAM ANDERSON

Applicant (Print) SPOILER YACHTS INC. Phone 645-8789

Mailing Address 1560 NEWPORT BLVD. COSTA MESA, CALIFORNIA 92627

Headquarters Tel #-

Property Owner Irvine Company

Phone 714/644-3011

Mailing Address 550 Newport Center Drive, Newport Beach, CA 92660

LONG TERM LEASE HOLDER: De Anza Bayside, 300 E. Coast Hwy, Newport Beach, CA. 92660

Address of Property Involved 300 EAST COAST HWY. NEWPORT BEACH, CALIFORNIA 92660

Purpose of Application (describe fully) Sales (Boats and related marine equipment rigging)

Zone P-C Present Use Boats (Storage/Sales/Rigging)

Legal Description of Property Involved (if too long, attach separate sheet)
Assessors Parcel No. 440-130-34 (See attached)

OWNER'S AFFIDAVIT

(I) (We) depose
and say that (I am) (we are) the owner(s) of the property(ies) involved in
this application. (I) (We) further certify, under penalty of perjury, that
the foregoing statements and answers herein contained and the information
herewith submitted are in all respects true and correct to the best of (my)
(our) knowledge and belief.

Signature(s) X

NOTE: An agent may sign for the owner if written authorization from the
record owner is filed with the application.

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 6-27-80 Fee Pd. 300.00 Receipt No. 3378

Hearing Date 7-24-80 Application Date

Posting Date 7-10-80 Mail Date 7-10-80

P. C. Action

Date Appeal

C. C. Hearing C. C. Action

Date

CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
PLAN REVIEW REQUEST

Pete Kuros

Date July 8, 1980

- ☐ ADVANCE PLANNING DIVISION
- ☐ PUBLIC WORKS DEPARTMENT
- ☐ TRAFFIC ENGINEER
- ☐ FIRE DEPARTMENT
- ☐ PLAN REVIEW DIVISION
- ☐ PARKS & RECREATION
- ☐ POLICE DEPARTMENT
- ☐ MARINE SAFETY
- ☐ GENERAL SERVICES

☒ PLANS ATTACHED (PLEASE RETURN)

☐ PLANS ON FILE IN ZONING AND
ORDINANCE ADMINISTRATION
DIVISION

APPLICATION OF Spoiler Yachts, Inc.

FOR A ☐ VARIANCE ☒ USE PERMIT 1943

☐ RESUBDIVISION ☐ TRACT MAP

ON A REQUEST TO permit the temporary use of property in the P-C District for boat and
marine products, sales, and the acceptance of an Environmental Document.

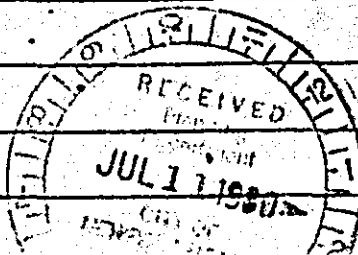
ON LOT No legal Description at this BLOCK time. TRACT

ADDRESS 300 E. Coast Highway; northwest corner of East Coast Highway and Bayside Drive.

REPORT REQUESTED BY 7/11/80

COMMISSION REVIEW 7/24/80.

COMMENTS PROPOSED CHAIN LINK GATE ON S/E CORNER
(ON BAYSIDE DR.). IF GATE IS TO BE USED AS AN
ACCESS IT COULD PRESENT PROBLEMS WITH TRAFFIC;
BEING SITUATED IN CLOSE PROXIMITY TO THE
INTERSECTION. SUGGEST MOVING ACCESS GATE NORTH
TO AVOID CONFLICT WITH TRAFFIC.



SIGNATURE JW DESMOND - 723

DATE 7-10-80

CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
PLAN REVIEW REQUEST

Date July 8, 1980

- Bob*
- ☒ ADVANCE PLANNING DIVISION
☐ PUBLIC WORKS DEPARTMENT
☐ TRAFFIC ENGINEER
☐ FIRE DEPARTMENT
☐ PLAN REVIEW DIVISION
☐ PARKS & RECREATION
☐ POLICE DEPARTMENT
☐ MARINE SAFETY
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marine products, sales, and the acceptance of an Environmental Document.

ON LOT No legal Description at this BLOCK time. TRACT

ADDRESS 300 E. Coast Highway; northwest corner of East Coast Highway and Bayside Drive.

REPORT REQUESTED BY 7/11/80

COMMISSION REVIEW 7/24/80.

COMMENTS area is designated for "Recreational and
Marine Commercial". Use is consistent with this
designation.

LCP concern - dry boat storage provides better:
coastal access than a yacht broker.

P. J. Ample
SIGNATURE

7-11-80
DATE

CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
PLAN REVIEW REQUEST

Date July 8, 1980

- Edmonston*
- ☐ ADVANCE PLANNING DIVISION
 - ☐ PUBLIC WORKS DEPARTMENT
 - ☐ TRAFFIC ENGINEER
 - ☐ FIRE DEPARTMENT
 - ☐ PLAN REVIEW DIVISION
 - ☐ PARKS & RECREATION
 - ☐ POLICE DEPARTMENT
 - ☐ MARINE SAFETY
 - ☐ GENERAL SERVICES

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ORDINANCE ADMINISTRATION
DIVISION

APPLICATION OF Spoiler Yachts, Inc.

FOR A ☐ VARIANCE ☒ USE PERMIT 1943

☐ RESUBDIVISION ☐ TRACT MAP

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marine products, sales, and the acceptance of an Environmental Document.

ON LOT No legal Description at this BLOCK time. TRACT

ADDRESS 300 E. Coast Highway; northwest corner of East Coast Highway and Bayside Drive.

REPORT REQUESTED BY 7/11/80

COMMISSION REVIEW 7/24/80

COMMENTS None

Edmonston
SIGNATURE

7-9-80
DATE

CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
PLAN REVIEW REQUEST

Date July 8, 1980

- Nolan*
- ☐ ADVANCE PLANNING DIVISION
☐ PUBLIC WORKS DEPARTMENT
☐ TRAFFIC ENGINEER
☐ FIRE DEPARTMENT
☐ PLAN REVIEW DIVISION
☐ PARKS & RECREATION
☐ POLICE DEPARTMENT
☐ MARINE SAFETY
☐ GENERAL SERVICES

☒ PLANS ATTACHED (PLEASE RETURN)

☐ PLANS ON FILE IN ZONING AND
ORDINANCE ADMINISTRATION
DIVISION

APPLICATION OF Spoiler Yachts, Inc.

FOR A ☐ VARIANCE ☒ USE PERMIT 1943

☐ RESUBDIVISION ☐ TRACT MAP

ON A REQUEST TO permit the temporary use of property in the P-C District for boat and
marine products, sales, and the acceptance of an Environmental Document.

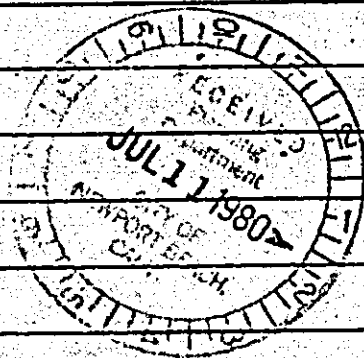
ON LOT No legal Description at this BLOCK TRACT
time.

ADDRESS 300 E. Coast Highway; northwest corner of East Coast Highway and Bayside Drive.

REPORT REQUESTED BY 7/11/80

COMMISSION REVIEW 7/24/80

COMMENTS NONE



B. Nolan
SIGNATURE

7-11-80
DATE

CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
PLAN REVIEW REQUEST

Date July 8, 1980

- 11/10/80*
- ☐ ADVANCE PLANNING DIVISION
☐ PUBLIC WORKS DEPARTMENT
☐ TRAFFIC ENGINEER
☒ FIRE DEPARTMENT
☐ PLAN REVIEW DIVISION
☐ PARKS & RECREATION
☐ POLICE DEPARTMENT
☐ MARINE SAFETY
☐ GENERAL SERVICES

☒ PLANS ATTACHED (PLEASE RETURN)

☐ PLANS ON FILE IN ZONING AND
ORDINANCE ADMINISTRATION
DIVISION

APPLICATION OF Spoiler Yachts, Inc.

FOR A ☐ VARIANCE ☒ USE PERMIT 1943

☐ RESUBDIVISION ☐ TRACT MAP

ON A REQUEST TO permit the temporary use of property in the P-C District for boat and
marine products, sales, and the acceptance of an Environmental Document.

ON LOT No legal Description at this BLOCK time. TRACT

ADDRESS 300 E. Coast Highway; northwest corner of East Coast Highway and Bayside Drive.

REPORT REQUESTED BY 7/11/80

COMMISSION REVIEW 7/24/80

COMMENTS 1. Construction to meet the requirement of the Uniform
Building Code - 1976 Edition, in Fire Zone #2.

JA Topping
SIGNATURE

7-9-80
DATE

CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
PLAN REVIEW REQUEST

Hawthorne

Date July 8, 1980

- ☐ ADVANCE PLANNING DIVISION
☐ PUBLIC WORKS DEPARTMENT
☐ TRAFFIC ENGINEER
☐ FIRE DEPARTMENT
☐ PLAN REVIEW DIVISION
☐ PARKS & RECREATION
☐ POLICE DEPARTMENT
☐ MARINE SAFETY
☐ GENERAL SERVICES

☒ PLANS ATTACHED (PLEASE RETURN)

☐ PLANS ON FILE IN ZONING AND
ORDINANCE ADMINISTRATION
DIVISION

APPLICATION OF Spoiler Yachts, Inc.

FOR A ☐ VARIANCE ☒ USE PERMIT 1943

☐ RESUBDIVISION ☐ TRACT MAP

ON A REQUEST TO permit the temporary use of property in the P-C District for boat and
marine products, sales, and the acceptance of an Environmental Document.

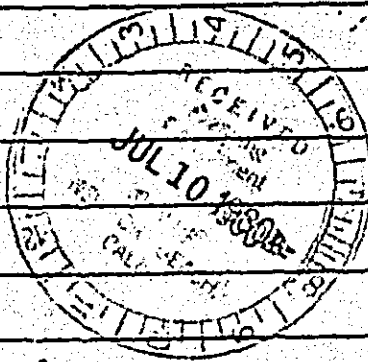
ON LOT No legal Description at this BLOCK time. TRACT

ADDRESS 300 E. Coast Highway; northwest corner of East Coast Highway and Bayside Drive.

REPORT REQUESTED BY 7/11/80

COMMISSION REVIEW 7/24/80

COMMENTS No - Comments



SIGNATURE

Tony Nelson

DATE

7-9-80

CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
PLAN REVIEW REQUEST

Date July 8, 1980

- ☐ ADVANCE PLANNING DIVISION
☐ PUBLIC WORKS DEPARTMENT
☐ TRAFFIC ENGINEER
☐ FIRE DEPARTMENT
☐ PLAN REVIEW DIVISION
☐ PARKS & RECREATION
☐ POLICE DEPARTMENT
☐ MARINE SAFETY
☐ GENERAL SERVICES

☒ PLANS ATTACHED (PLEASE RETURN)

☐ PLANS ON FILE IN ZONING AND
ORDINANCE ADMINISTRATION
DIVISION

APPLICATION OF Spoiler Yachts, Inc.

FOR A ☐ VARIANCE ☒ USE PERMIT 1943

☐ RESUBDIVISION ☐ TRACT MAP

ON A REQUEST TO permit the temporary use of property in the P-C District for boat and
marine products, sales, and the acceptance of an Environmental Document.

ON LOT No legal Description at this BLOCK time. TRACT

ADDRESS 300 E. Coast Highway; northwest corner of East Coast Highway and Bayside Drive.

REPORT REQUESTED BY 7/11/80

COMMISSION REVIEW 7/24/80

COMMENTS

SIGNATURE

DATE

CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
PLAN REVIEW REQUEST

Date

July 1, 1980

- ☒ ADVANCE PLANNING DIVISION
☒ PUBLIC WORKS DEPARTMENT
☒ TRAFFIC ENGINEER
☒ FIRE DEPARTMENT
☐ PLAN REVIEW DIVISION
☐ PARKS & RECREATION
☒ POLICE DEPARTMENT
☒ MARINE SAFETY
☐ GENERAL SERVICES

☒ PLANS ATTACHED (PLEASE RETURN)

☐ PLANS ON FILE IN ZONING AND
ORDINANCE ADMINISTRATION
DIVISION

APPLICATION OF SPOILER YACHTS INC.

FOR A

☐ VARIANCE

☒ USE PERMIT

1493

☐ RESUBDIVISION

☐ TRACT MAP

ON A REQUEST TO Permit the temporary use of property
in the PC District for boat and marine
products, sales and the acceptance of
environmental documents

ON LOT NO LEGAL DESCRIPTION AT THE TIME TRACT

ADDRESS 300 E COAST HIGHWAY ; NORTHWEST
CORNER OF E COAST HIGHWAY AND BAYSIDE DRIVE.

REPORT REQUESTED BY

COMMISSION REVIEW

COMMENTS

SIGNATURE

DATE

FOR E 1/2, SE 1/4, SE 1/4, SEC 27, T3S, R3W
440-13

COAST

HIGHWAY

COAST

TRACT

IRVINE

NO 5361

BLK 54

BAYSIDE

SUB

DRIVE

PIERHEAD

PIERHEAD

TRACT

LINDA

(PRIVATE STREET)

ISLE

LOT 1

1
25.40(1)

2

3
LOT 3

53

52

451

51
6.21 AC.

10

12

13

14

15

16

17

18

19

48

21

22

50

24

25

26

27

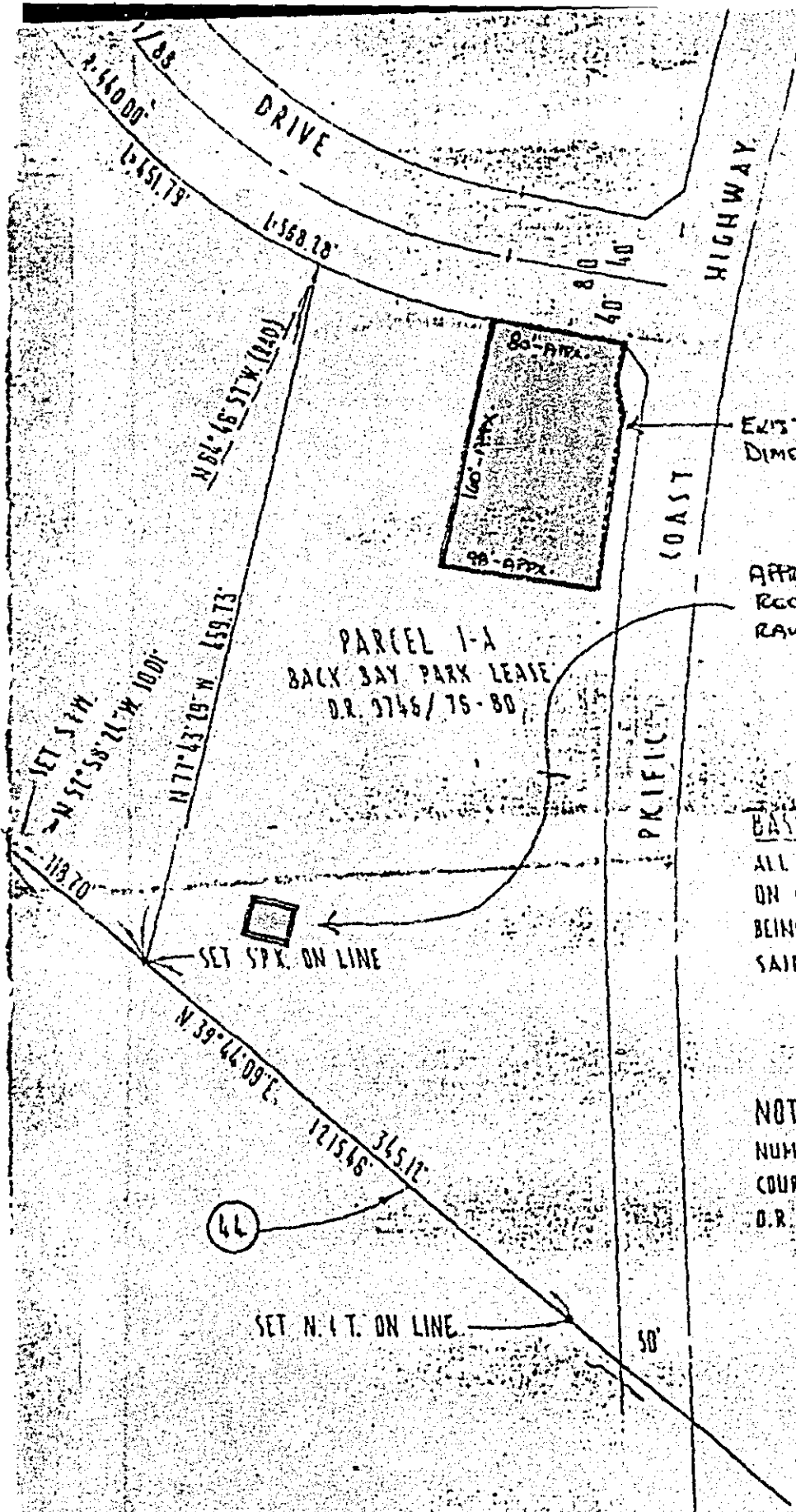
28

29

30

32

47



EXISTING CHAINLINK FENCE.
DIMENSIONS ARE APPROXIMATE.

APPROXIMATE LOCATION OF THREE
ROOM STRUCTURE KNOWN AS LAUNCH
RAMP AND SALES OFFICE

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED
ON COURSE 44, PARCEL 1, D.R. 8885/409
BEING N 39° 44' 09\" E. AS DESCRIBED IN
SAID DEED.

NOTE:

NUMBERS SHOWN THUS: (44) INDICATE
COURSE NUMBERS PER PARCEL 1,
D.R. 8885/409

EXHIBIT "A"

SCALE 1" = APPROXIMATELY 100'



**RAUB · BEIN · FROST
AND ASSOCIATES**

CIVIL AND STRUCTURAL ENGINEERS
LAND SURVEYORS AND PLANNERS

135 ROCHESTER STREET | TEL: (714) 548-7723
COSTA MESA, CALIFORNIA | (714) 7542-1022

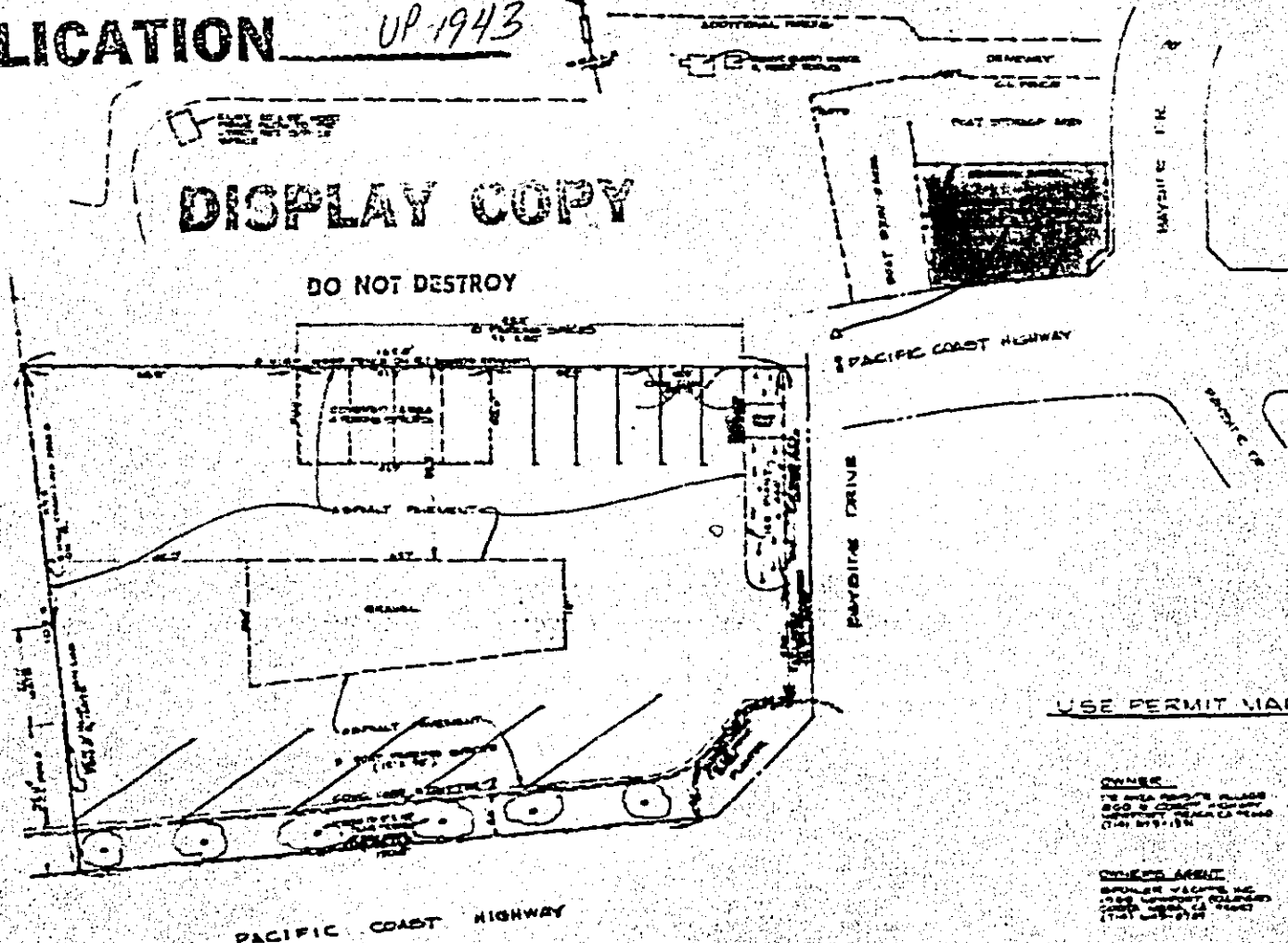
William J. Frost
WILLIAM J. FROST, LAND SURVEYOR NO. 3109

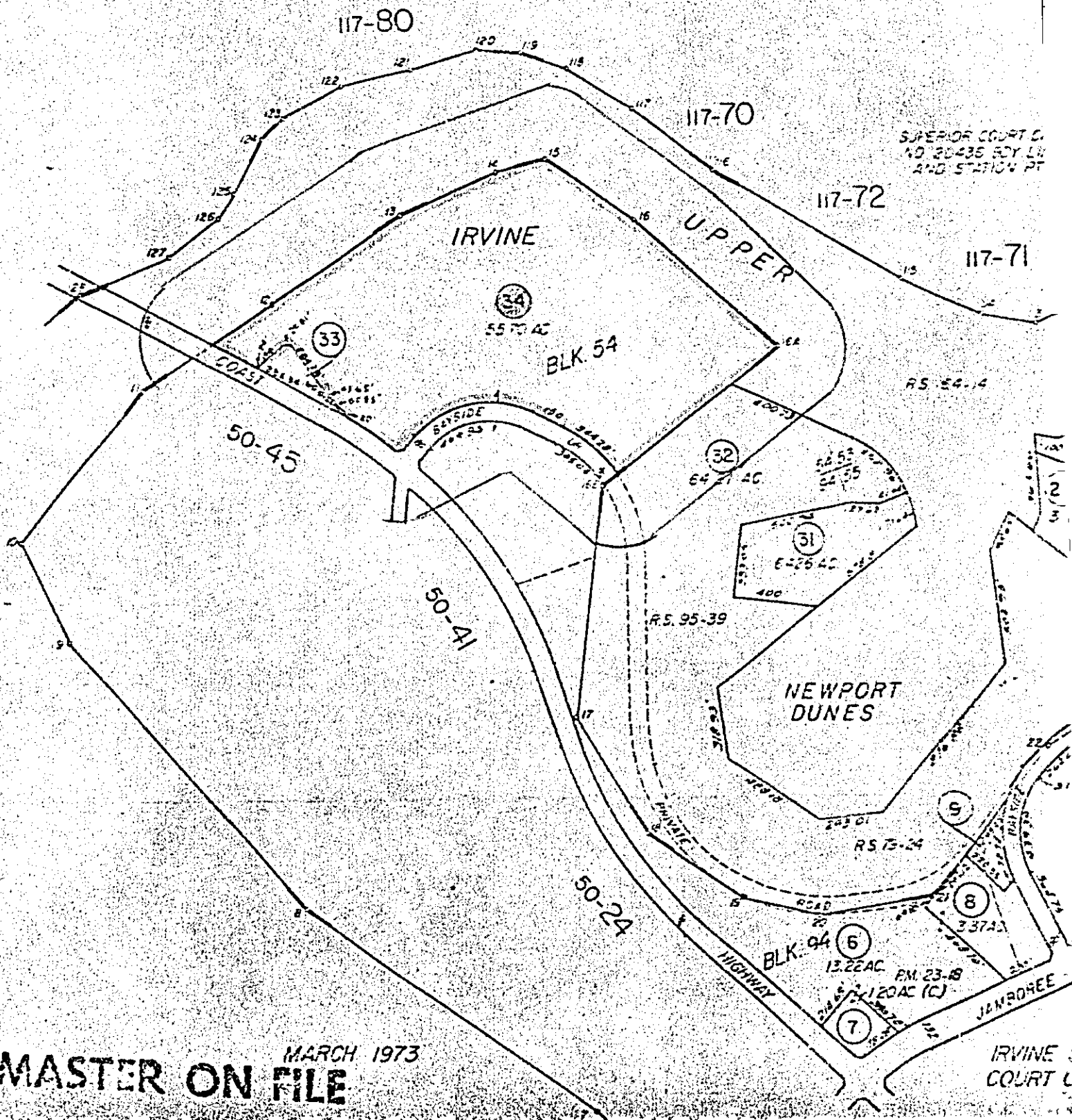
MEETING DATE 7-24-80

AGENDA ITEM

APPLICATION UP 1943

DO NOT DESTROY
DISPLAY COPY





26, T6S, R 10W
SEC 27, T6S, R 10W

50-45

STA 53 + 534

HIGHWAY

ACCESS

IRVINE

NO 5361

BLK 54

BAYSIDE

DRIVE

SUB

1"=100'

41

DRIVE

STREET

ALOHA

47

NO 4203

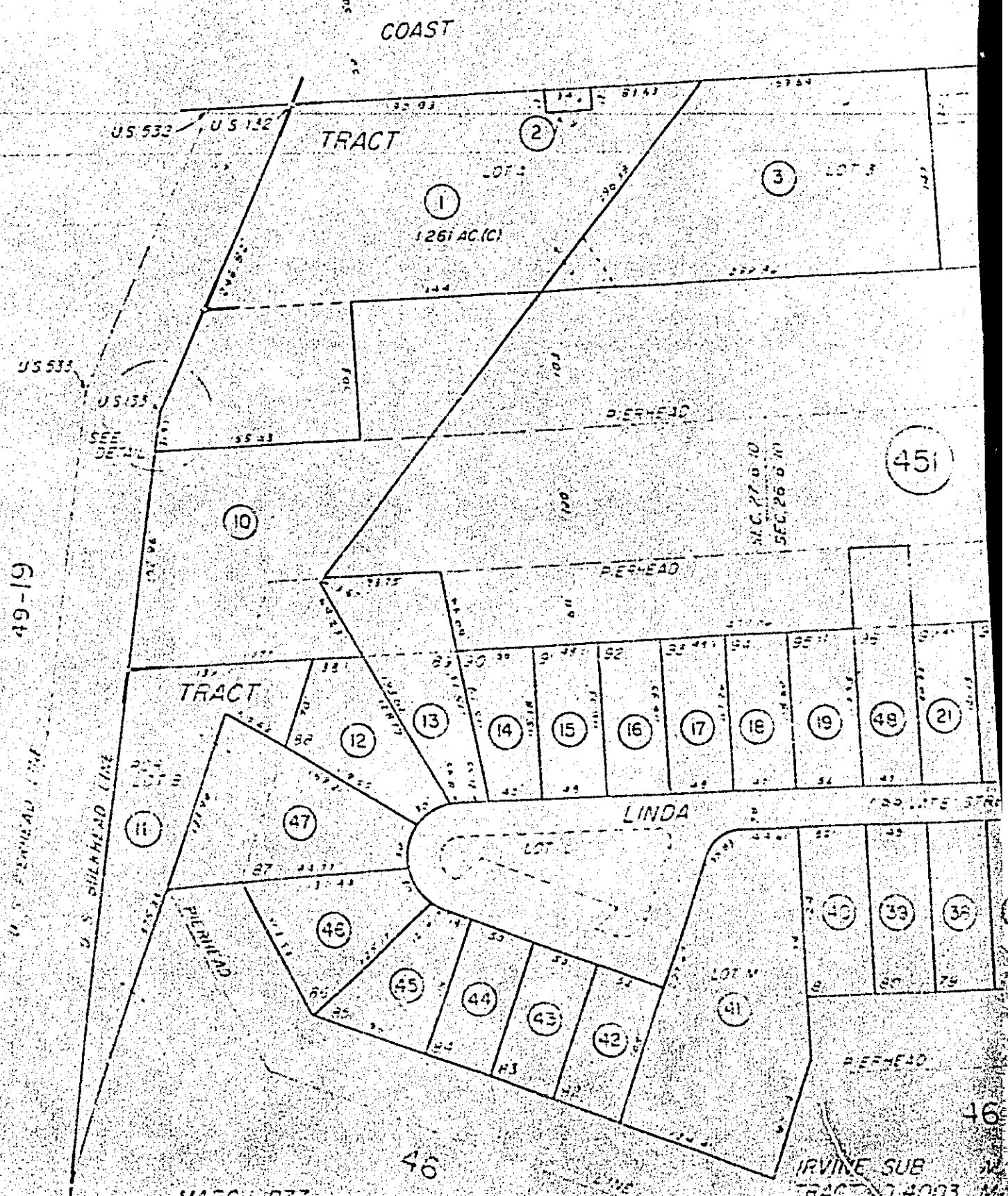
ISLE

1-88
153 13 TO 19 INC
153 47 48

NOTE ASSESSOR'S BLOCK 3
PARCEL NUMBERS
SHOWN IN NOTE

ASSESSOR'S MAP
EXTENDED PAGE 4
COUNTY OF ORANGE

POR. SW 1/4, SW 1/4, SE 1/4
POR. E 1/2, SE 1/4, SE 1/4,
440-13



MARCH 1977

MASTER ON FILE

IRVINE SUB
TRACT 0 4003 M
TRACT 0 5361 M

440-13

HIGHWAY

COAST

IRVINE

①

②

1136-X(1)

BLK. 54

P.M. 25-46

411

PAR. 1

③

4,123-X(1)

BLK. 94

BAYSIDE

31

ALONG DR.
(PVT. ST.)

DRIVE

SUB.

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

IRVINE SUB.

M.M. 1-88

MAILING LIST

The Irvine Company
330 E. Coast Highway
Newport Beach, CA 92660

The Irvine Company
550 Newport Center Drive
Newport Beach, CA 92660

Far West Services
2701 Alton Avenue
Irvine, CA 92714

Spoiler Yachts
1660 Newport Blvd.
Costa Mesa, CA 92627

Promontory Bay Homeowners' Assoc.
Mr. John Lloyd, Pres.
c/o Devine Properties, P. O. Box 687
Corona del Mar, CA 92625

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Newport Beach will hold a public hearing on the application of
Spoiler Yachts, INC.

for a(n) ☐ Variance _____ ☒ Use Permit 1943
☐ Resubdivision _____ ☐ Tentative Map Tract _____
☐ Amendment _____ ☐ Other _____
on property located at 300 E. Coast Highway; northwest corner of E. Coast Highway
and Bayside Drive.

to permit the temporary use of property in the P-C District for boat and marine
products, sales, and the acceptance of an Environmental Document.

☒ This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Qualities Act.

☐ NOTICE IS HEREBY FURTHER GIVEN that a Negative Declaration has been prepared by the City of Newport Beach in connection with the application noted above. It is the present intention of the City to accept the Negative Declaration and supporting documents. The City encourages members of the general public to review and comment on this documentation. Copies of the Negative Declaration and supporting documents are available for public review and inspection at the Planning Department, City of Newport Beach, 3300 West Newport Boulevard, Newport Beach, California, 92663. (714) 640-2216.

☐ NOTICE IS HEREBY FURTHER GIVEN that an Environmental Impact Report has been prepared in connection with the application noted above. It is the present intention of the City to accept the Environmental Impact Report and supporting documents. The City encourages members of the general public to review and comment on this documentation. Copies of the Environmental Impact Report and supporting documents are available for public review and inspection at the Planning Department, City of Newport Beach, 3300 West Newport Boulevard, Newport Beach, California, 92663 (714) 640-2197

Notice is hereby further given that said public hearing will be held on the
24th day of July 19 80, at the hour of 7:30 P.M. in the
Council Chambers of the Newport Beach City Hall. at which time and place any and all
persons interested may appear and be heard thereon.

PUBLICATION DATE:
Received for Publication _____
By _____

Debra Allen Secretary
Planning Commission
City of Newport Beach

NOTE: The expense of this notice is paid from a filing fee collected from the applicant.

H1

SH

10. If residential, in Appendix A, range of sale prices or rents, and type of household also expected.

Date Filed July 23/1980

Environmental Information Form
(To be completed by applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor:

1. Name and address of developer or project sponsor:
SPOILER YACHTS INC. 1560 NEWPORT BLVD COSTA MESA, CA 92627.

2. Address of project: 300 E. COAST HWY. TVE

Assessor's Block and Lot Number # 440-130-34

3. Name, address, and telephone number of person to be contacted concerning this project: DALE ANDERSON 714 645-87

concerning this project. PHIL HENDERSON 1-57-557-3273 (Res)

4. Indicate number of the permit application for the project to which this form pertains: UGT PERMIT 1943

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: SIGN PERMIT

6. Existing zoning district: PLANNED COMMUNITY ZONE

7. Proposed use of site (Project for which this form is filed):
SALES (BOATS & RELATED MARINE EQUIPMENT RIGGING)

PROJECT DESCRIPTION

- | | | | |
|-----|--|----------|---|
| 10. | Number of floors of construction. | None. | ✓ |
| 11. | Amount of off-street parking provided. | Ten (10) | ✓ |
| 12. | Attach plans. | | ✓ |
| 13. | Proposed scheduling. | None | ✓ |
| 14. | Associated projects. | None | ✓ |
| 15. | Anticipated incremental development. | None | ✓ |

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area and loading facilities. *(BOAT SALES)*

18. If industrial, indicate type, estimated employment per shift, and loading facilities.

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. *(Applying for Use Permit for Sales)*

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES NO
21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.

22. Change in scenic views or vistas from existing residential areas or public lands or roads.

23. Change in pattern, scale or character of general area of project.

24. Significant amounts of solid waste or litter.

25. Change in dust, ash, smoke, fumes or odors in vicinity.

26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

27. Substantial change in existing noise or vibration levels in the vicinity.

28. Site on filled land or on slope of 10 percent or more.

29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.

ENVIRONMENTAL CHECKLIST FORM

YES NO

Environmental Checklist Form
(To Be Completed by Lead Agency)

☒ 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).

☒ 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).

☒ 32. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

(See Below) 33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

(See Below) 34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date

7-2-80

PA. for Dale R. Anderson
(Signature)

DALE R. ANDERSON PRESIDENT

For SPOILER YACHTS INC.

- #33. Site is a fenced in black top area, presently used for boat storage. No change to any soil stability, plants or animals is expected. On-site existing structures are one small building to be used for an office.
- #34. Surrounding properties include Coast Highway, Bayshore Drive, Caltrans new bridge construction, residential mobile home park and commercial businesses. No further building or development plans are anticipated by us. Our planned use of subject property will have no affect on surrounding plants, animals, cultural, historical or scenic aspects.

MAYBE

2. Exposure of people or property to geological hazards such as earthquakes, landslides, mudslides, ground subsidence, or similar hazards?

2. Air. Will the proposal result in:

a. Substantial air emissions or deterioration of ambient air quality?

b. The creation of objectionable odors?

c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

3. Water. Will the proposal result in:

a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?

b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

c. Alterations to the course of flow of floodwaters?

d. Change in the amount of surface water in any water body?

e. Discharge into surface waters or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

f. Alteration of the direction or rate of flow of ground waters?

6. Noise. Will the proposal result in:

g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

h. Substantial reduction in the amount of water otherwise available for public water supplies?

i. Exposure of people or property to water related hazards such as flooding or tidal waves?

of people to signs in the area of
biological barriers such as earth
fences, ditches, and other
barriers.

YES

MAYRE

NO

4. Plant Life. Will the proposal result in:

a. Change in the diversity of species,
or number of any species of plants
(including trees, shrubs, grass,
crops, and aquatic plants)?

b. Reduction of the numbers of any
unique, rare or endangered species
of plants?

c. Introduction of new species of
plants into an area, or in a barrier
to the normal replenishment of
existing species?

d. Reduction in acreage of any
agricultural crop?

5. Animal Life. Will the proposal result in:

a. Change in the diversity of species,
or numbers of any species of animals
(birds, land animals including reptiles,
fish and shellfish, benthic organisms,
or insects)?

b. Reduction of the numbers of any unique,
rare or endangered species of animals?

c. Introduction of new species of ani-
mals into an area, or result in a
barrier to the migration or movement
of animals?

d. Deterioration to existing fish or
wildlife habitat?

6. Noise. Will the proposal result in:

a. Increases in existing noise levels?

b. Exposure of people to severe noise
levels?

7. Light and Glare. Will the proposal produce new light or glare?

8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?

	YES	MAYBE	NO
a. Fire protection? Will the proposal result in:			
b. Police protection? Will the proposal result in:			
c. Schools? Will the proposal result in:			
d. Parks or other recreational facilities? Will the proposal result in:			
e. Maintenance of public facilities, including roads? Will the proposal result in:			
f. Other governmental services? Will the proposal result in:			
15. <u>Energy</u> . Will the proposal result in:			
a. Use of substantial amounts of fuel or energy? Will the proposal result in:			
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? Will the proposal result in:			
16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas? Will the proposal result in:			
b. Communications systems? Will the proposal result in:			
c. Water? Will the proposal result in:			
d. Sewer or septic tanks? Will the proposal result in:			
e. Storm water drainage? Will the proposal result in:			
f. Solid waste and disposal? Will the proposal result in:			
17. <u>Human Health</u> . Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)? Will the proposal result in:			
b. Exposure of people to potential health hazards? Will the proposal result in:			
18. <u>Aesthetics</u> . Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?			

YES MAYBE NO

19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

20. Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?

21. Mandatory Findings of Significance. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief definitive period of time while long-term impacts will endure well into the future.)

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

III. Discussion of Environmental Evaluation

IV. Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date

Signature

(Note: This is only a suggested form. Public agencies are free to devise their own format for initial studies.)

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A project short-term impact on the environment is one which occurs in a relatively brief definitive period of time while long-term impacts will endure well into the future.)

c. Does the project have impacts which are individually limited, but cumulative? (A project impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

III. Discussion of Environmental Evaluation

IV. Determination (To be completed by the lead Agency)

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Newport Beach will hold a public hearing on the application of

for a(n) ☐ Variance ☒ Use Permit 1943
☐ Resubdivision ☐ Tentative Map Tract
☐ Amendment ☐ Other
on property located at 700 E. COAST HIGHWAY

to permit THE TEMPORARY USE OF PROPERTY IN THE
P-C DISTRICT FOR BOAT AND MARINE PRODUCTS SALE
AND THE ACCEPTANCE OF ENVIRONMENTAL DOCUMENTS

☒ This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Qualities Act.

☐ NOTICE IS HEREBY FURTHER GIVEN that a Negative Declaration has been prepared by the City of Newport Beach in connection with the application noted above. It is the present intention of the City to accept the Negative Declaration and supporting documents. The City encourages members of the general public to review and comment on this documentation. Copies of the Negative Declaration and supporting documents are available for public review and inspection at the Planning Department, City of Newport Beach, 3300 West Newport Boulevard, Newport Beach, California, 92663. (714) 640-2216.

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Notice is hereby further given that said public hearing will be held on the _____ day of _____ 19_____, at the hour of _____ P.M. in the Council Chambers of the Newport Beach City Hall, at which time and place any and all persons interested may appear and be heard thereon.

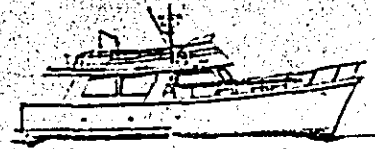
PUBLICATION DATE:
Received for Publication _____
By _____

Debra Allen Secretary
Planning Commission
City of Newport Beach

NOTE: The expense of this notice is paid from a filing fee collected from the applicant.

Trawler Yachts, Inc.

100 East Coast Highway, Newport Beach, California 92660 • (714) 673-4860



City Hall,
Business License Division,
3300 Newport Boulevard,
Newport Beach, CA. 92663

Attention: Mr Bill Ward
Planning Department

May 12, 1982

Dear Bill,

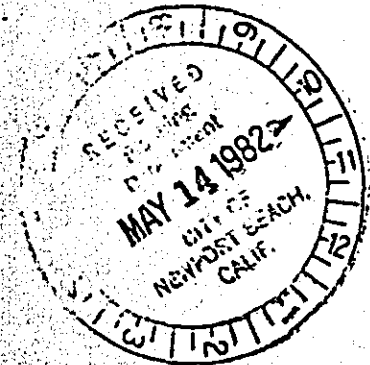
Further to my telephone conversation with you earlier today.

Enclosed is the application together with check to issue the City license in new Corporation name. You asked me to remind you in this letter that all licenses and permit applications have been approved in the old corporate name of Spoiler Yachts Inc.

We are doing the same functions that we were doing with the old corporation - all we have done is change the name.

Sincerely,
for: TRAWLER YACHTS INC.,

by: Dale R. Anderson
Dale R. Anderson
President



DRA/ps

Enclosures: Business License Application
Inspection Request for Bus. License Approval
Business Tax Election form
Check #159 - \$75.00

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Haidinger
McLaughlin
Thomas

City of Newport Beach

ROLL CALL										INDEX
										<p>requirements for office use would actually be less than for commercial uses, which are based on a gross square footage, including storage space, utility space, etc.</p> <p>In response to Chairman Haidinger, Mr. Hill stated that the square footage figure given in the Staff Report is correct, and that he has no problems with the findings and conditions in the Staff Report.</p> <p>Motion was made to approve Resubdivision No. 662 with the findings and subject to the conditions as set forth under Exhibit A of the Staff Report, which MOTION CARRIED.</p> <p style="text-align: center;">* * *</p> <p>Commissioner Allen returned to the dias (see comment under Additional Business).</p> <p style="text-align: center;">* * *</p>
Motion	x									
Ayes	x	x	x	x	x					
Noes	x									
Absent										
										<p>Request to permit the temporary use of property in the P-C District for boat and marine products, sales, and the acceptance of an Environmental Document.</p> <p>LOCATION: A portion of Block 54 of the Irvine Subdivision located at 300 East Coast Highway on the northwesterly corner of Bayside Drive, westerly of the Newport Dunes Area.</p> <p>ZONE: P-C</p> <p>APPLICANT: Spoiler Yachts, Incorporated</p> <p>OWNER: The Irvine Company; Long-term Lease held by De Anza Bayside, Newport Beach</p> <p>The public hearing was opened regarding this item and Dale Anderson, 2081 Golden Eye, Costa Mesa, representing the applicant, appeared before the Planning Commission. Mr. Anderson indicated that</p>
										<p>Item #5</p> <p>USE PERMIT NO. 1943</p> <p>APPROVED CONDITIONALLY</p>

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ROLL CALL

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he had read the Staff Report and concurred with the findings and conditions for approval. In addition, he explained that they would not be displacing any boats and that the boats that were formerly located on this site had been moved to another area of the surrounding storage yard.

Commissioner Allen expressed her concern that the movement of large boats on trailers would conflict with normal traffic using the Coast Highway. Mr. Anderson assured the Commission that the movement of boats which could create a traffic problem would be done at night, in accordance with Commissioner Allen's suggestion. He also explained that they cannot move the boats during peak traffic hours, as they are restricted from using any State highway during those hours. He also stated they have installed two gates on the lot to facilitate movement both on and off the lot.

In response to Commissioner Beek's question concerning people visiting his facility, Mr. Anderson assured the Commission that there would be easy access for customers. Replying to Chairman Haidinger's question concerning security, Mr. Anderson said they have installed chainlink and barbed-wire fencing to protect against theft.

Planning Director Hewicker noted that Condition No. 5 in the Staff Report would require the removal of any nonconforming signs on the property.

Mr. Richard Naylor, 300 East Coast Highway, a resident of De Anza Bayside Village, a mobilehome park containing 291 residents, appeared before the Commission. Mr. Naylor denied the applicant's claim of very little traffic on Bayside Drive because of existing restaurant, marina and residential traffic. He explained that due to the present bridge construction, approximately one-half of the storage and parking areas for the launch ramp have been lost, and as a result, persons using the launch facilities park their vehicles and trailers on Bayside Drive. Due to this situation and the normal everyday traffic, it was felt

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the Spoiler Yacht facility will contribute more traffic, creating an intolerable situation. He also voiced his concern that this may be a public hearing after the fact in that the applicant has already occupied the property and has posted notice at his former location of the move to 300 East Coast Highway.

In response to a question by Commissioner Beek concerning the parking problem, Mr. Naylor indicated the heavy launch ramp operation and associated traffic would create a physical impossibility for customers of Spoiler Yachts to have easy access to their sales office, thus further increasing the problem.

In response to statements by Mr. Naylor, Mr. Anderson stated that he was also an owner at De Anza Bayside Village with a double-wide mobile home, and he concurred that parking problems did exist on the highway, especially since the start of construction on the new bridge. He further explained when the launch ramp is full, a sign indicating that the ramp is closed is posted, which stops further traffic. He agreed that on weekends, people do park on Bayside Drive, which is legal parking in the designated area. He said it was necessary for customers to come to their office at the water's edge because the gate on the driveway to the launch ramp is a locked gate, not an open access area. During the summer, he indicated that their average three to four customers a day would not create a traffic jam.

Motion

x

Motion was made to approve Use Permit No. 1943 with the findings and subject to the conditions of approval as set forth under Exhibit A of the Staff Report.

Commissioner Allen requested that a condition be added which would require any boat movement obstructing traffic to be done at night. In response to Commissioner Allen, Assistant City Engineer Webb suggested wording to prohibit movement of boats onto the lot which would block traffic on Coast Highway during the peak traffic times. Planning Director Hewicker indicated the

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Staff would come up with a condition. He also suggested that the Commission may wish to consider placing a time limit on the Use Permit, after which it would either be reviewed by the Modifications Committee or the Planning Commission. In response to Chairman Haidinger, Mr. Hewicker stated that this would be a temporary use of the site and that within eighteen months, De Anza Bayside Village would be contacting the City with plans for the redevelopment of the area.

Responding to Commissioner McLaughlin's concern regarding barbed-wire fencing along Coast Highway, Mr. Anderson explained that the chainlink and barbed-wire fencing had existed previously between the lot and Coast Highway for security purposes, and the fencing he had installed was in the inner area only.

Commissioner Beek then voiced his support of the motion despite his concerns about parking. He suggested the park residents contact the City's Traffic Affairs Committee concerning a prohibition on overnight parking.

Mr. Frank Edwards, a resident of De Anza Bayside Village, representing 290 residents, appeared before the Commission and asked the question, "When you issue a business license, does that encompass only a particular piece of ground, or does it encompass City streets?" The reason for asking, he explained, is that when you launch a boat, the cost is \$4.00, which covers both the launch and parking fee, and since the vehicles are being parked on Bayside Drive, he wanted to know if the City collects the revenue.

Commissioner Allen suggested that the wording of the condition concerning the movement of boats on the Coast Highway include both delivery and removal. It was also suggested that such movements be limited to the hours between 3:00 a.m. and 7:00 a.m.

Commissioner Allen also expressed her concern with the parking problem; however, she indicated that she thought it was more related to the boat

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Ayes
Noes

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x

launching facility than the applicant's request. She also encouraged the residents to contact the Traffic Affairs Committee regarding the parking of boat trailers on City streets.

Commissioner Balalis expressed his concern regarding the noise from the diesel engines on the truck trailers if boat movements were limited to the early morning hours.

Commissioner Haidinger suggested that the condition be worded to require that no boats be brought in that would block traffic on the Coast Highway.

The motion was then voted on, which MOTION CARRIED, including the following added conditions:

11. That the delivery, removal or any other movement of boats either on, onto or from the site, shall be done in such a manner that the movement of traffic on the Coast Highway is not obstructed.
12. That this approval shall extend for a period of two years with any request for an extension to be reviewed and acted upon by the Modifications Committee.

* * *

Request to permit the construction of 3,986 sq.ft. two-story office building located in the Mariners' Mile Specific Plan Area.

LOCATION: A portion of Lot B, Tract No. 919, located at 2436 West Coast Highway, east of Tustin Avenue on Mariners' Mile.

ZONE: SP-5; Mariners' Mile

APPLICANT: Jay Evarts

OWNER: Gil Forrester, Waterfront Homes

Item #6

SITE PLAN
REVIEW
NO. 26

APPROVED
CONDI-
TIONALLY

CITY OF NEWPORT BEACH

July 17, 1980

TO: Planning Commission
FROM: Planning Department
SUBJECT: Use Permit No. 1943 (Public Hearing)

Request to permit the temporary use of property in the P-C District for boat and marine products, sales, and the acceptance of an Environmental Document.

LOCATION: A portion of Block 54 of the Irvine Subdivision located at 300 East Coast Highway on the northwesterly corner of Bayside Drive, westerly of the Newport Dunes area.

ZONE: P-C

APPLICANT: Spoiler Yachts, Incorporated

OWNER: The Irvine Company; Long Term Lease held by De Anza Bayside, Newport Beach

Application

This application requests approval to operate a temporary boat sales and related marine equipment facility in a P-C District. Section 20.51.030 of the Newport Beach Municipal Code establishes procedures whereby the Director of Community Development or the Planning Commission may approve reasonable requests for interim or temporary uses of land or buildings when said uses are consistent with the City's General Plan and the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood and not violative of any other ordinances and regulations of the City.

Environmental Significance

The project has been reviewed and it has been determined to be categorically exempt under Class 1 (Existing Facilities) from the requirements of the California Quality Act.

Conformance with the General Plan

The Land Use Element of the City General Plan designates the site for "Recreational and Marine Commercial." The proposed use is consistent with this designation.

TO:

Planning Commission - 2.

The proposed use will eliminate a portion of the dry boat storage area on-site. There has been a continual reduction in the availability of dry boat storage in the City. Both the proposed boat sales facility and the existing dry boat storage are permitted uses according to the proposed City's Local Coastal Plan.

Subject Property and Surrounding Land Use

The subject property is located at the northwest corner of East Coast Highway and Dayside Drive. Currently, the proposed site is a portion of a large dry boat storage area adjacent to a public boat launching ramp and parking lot. To the north of the subject property, across the driveway entrance to the boat area, and to the east across Dayside Drive is the DeAnza Mobile Home Park. Across East Coast Highway to the south of the subject property is the Reuben's Restaurant and related parking lot. To the west, is an Orange County Sanitation District No. 5 pumping station and the boat launching ramp. The new Coast Highway Bay Bridge is being constructed to the west of the site. The Public Works Department has indicated that the future expansion of Coast Highway may require the dedication of a portion of the parcel fronting East Coast Highway for widening the right-of-way.

Analysis

This is a request for a use permit to operate a temporary boat sales and related marine equipment facility in a Planned Community District. The proposed operation will occupy approximately 17,000 square feet within a 56.59 acre parcel. The applicant is entering into a rental agreement with DeAnza Bayside Village, holder of the Master Lodge from The Irvine Company. The entire parcel is being considered for future redevelopment. In the event all necessary approvals are obtained for this redevelopment, the boat display area and dry boat storage yard were eliminated.

There is an existing 20' X 25' wood frame building approximately 500' from the proposed display area that will be used as the office, workshop, and storage building. A golf cart or similar vehicle will be purchased to shuttle prospective clients between the office and display area.

The primary access to the display area, according to the applicant, will be through the 25' gate in the chain link fence at the intersection of Dayside Drive and East Coast Highway. Both the Police Department and the City Traffic Engineer have indicated that this entrance will seriously effect safety and circulation at this intersection. It has been suggested by both departments that the entrance be relocated, preferably to a point somewhere along the existing driveway to the boat launching area. The gate may be retained to facilitate the movement of large boats on and off the display yard but should not be used for customer access or egress. The applicant has indicated that the plans can be revised accordingly.

TO:

Planning Commission - 3.

The gravel area located in the center of the proposed display yard will be filled and paved. Four covered and six open parking spaces will be provided inside the perimeter fence. The balance of the area will be used for the display of boats offered for sale.

The applicant is proposing to erect signs indicating the name of the operation and the location of the office. No renderings have been submitted showing the proposed size, type, or design of these signs. However, the applicant has stated that any signs will be in keeping with the character of the vicinity and will comply with all applicable City requirements. Provisions should be made to remove all nonconforming signs from the subject property prior to the installation of any new signs.

The applicant also proposes to install outdoor lighting as a part of this application. There has been no indication of the type, size, or location of the lighting fixtures and standards. It will be necessary for an Electrical Engineer to prepare a lighting plan that will insure that no glare will impact the adjoining roadways or residential areas.

As shown on the submitted plot plans, the proposed boat sales display area will be fenced and the surrounding dry boat storage will be retained. With the exception of a possible access way to the display yard, there will be no further reduction in the amount of dry boat storage on the site.

The marine equipment sales and rigging operation will be limited to those boats which are sold by Spoiler Yachts, Inc. There will be no public or retail marine supplies or equipment sales as a part of this Use Permit request.


Recommended Action

Section 20.80.060 of the Newport Beach Municipal Code states that in order to grant any Use Permit, the Planning Commission shall find that the establishment, maintenance or operation of the use of the building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

Staff recommends the approval of Use Permit No. 1943 subject to the findings and conditions of approval as set forth in Exhibit "A". The Planning Commission also has the option to impose any additional conditions it may deem appropriate. Should the Planning Commission desire to deny Use Permit No. 1943, the findings of Exhibit "B" are suggested.

PLANNING DEPARTMENT
JAMES D. HEWICKER, DIRECTOR

By


Chris Gustin
Associate Planner

Attachments: Exhibit "A"
Exhibit "B"
Vicinity Map
Letter from Applicant
Plot Plan

CG/dt

EXHIBIT "A"

Findings and Conditions of Approval

Use Permit No. 1943

FINDING:

1. That the operation of the boat sales facility will not be detrimental to the health, safety, peace, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

CONDITIONS:

1. That the proposed operation will be in substantial conformance with the approved plot plan except as noted in condition nos. 2, 3, 4, 5, and 6.
2. That the driveway on Bayside Drive at East Coast Highway will be used exclusively for delivering or removing large boats.
3. That public vehicular access to the display yard be provided along the existing driveway to the boat launching area at a location acceptable to the City Traffic Engineer and Planning Department.
4. That the vehicular access be provided in such a manner that will minimize the loss of additional dry boat storage area, while remaining clear for vehicular access.
5. That all existing nonconforming signs be removed from the subject property.
6. That the dry boat storage, as shown on the submitted plot plan will remain.
7. That there will be no retail sale of marine supplies other than those ancillary to the sale of boats sold on-site.
8. That all signs shall conform to the City of Newport Beach Sign Ordinance.
9. That a lighting plan shall be prepared and certified by a Licensed Electrical Engineer and submitted to the Planning Department for review. Said plan will eliminate any ambient glare impacting adjacent roadways and residential areas.
10. That the landscaped area will be retained and maintained to the satisfaction of the Parks, Beaches, and Recreation Department.

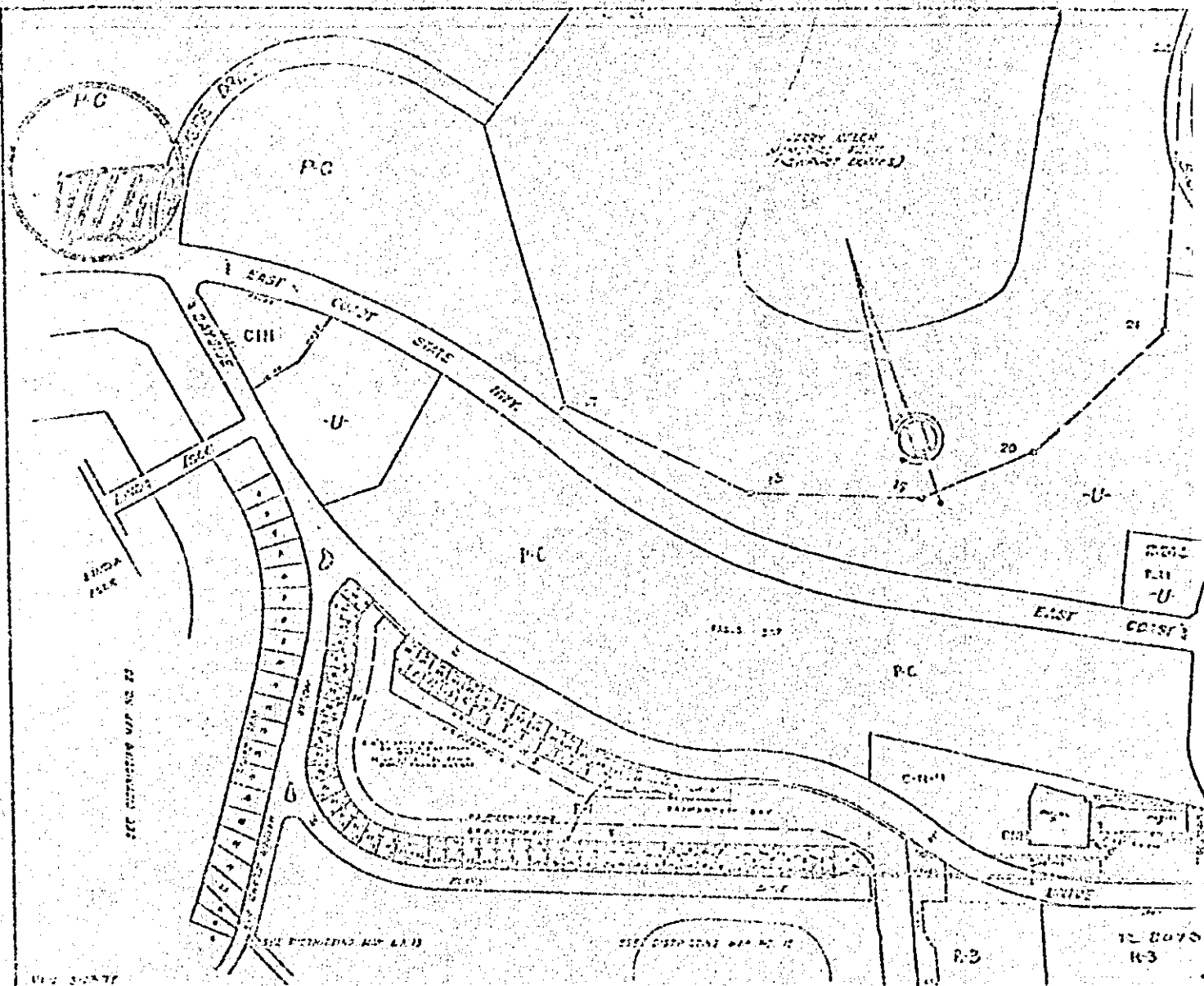
EXHIBIT "B"

Findings and Condition of Denial

Use Permit No. 1943

FINDING:

That the operation of the boat sales facility will be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.



DISTRICTS - MAP - CITY OF NEW YORK - (3000) - 00170

1-2	PERSONAL-RECREATIONAL EXPENSE
1-3	STATE FERRY EXPENSE
1-4	OFFICE AND TRAVEL EXPENSE
1-5	FLIGHTS AND OTHER PERSONAL
1-6	WARMTH PERSONAL EXPENSE
1	COUNTING ON "B" EXPENSE

C-6	KILBROOK CEMETERY
C-7	KILBROOK CEMETERY
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C-100	KILBROOK CEMETERY

[illegible]

1. NAME _____
2. ADDRESS _____
3. CITY _____
4. STATE _____
5. ZIP _____

Spoiler Yachts Inc.
1500 NEWPORT BOULEVARD COSTA MESA, CALIFORNIA 92627 (714) 645-8787

City of Newport Beach,
3300 Newport Blvd.,
Newport Beach, California 92663

Attention: Mr Chris Gustin,
Planning Department

July 10, 1980

Dear Mr Gustin,

Further to our telephone conversation today, regarding the Use Permit we have applied for, (for the property located at 200 E. Coast Highway; northwest corner of E. Coast Highway and Bayside Drive) this letter is to state the general purpose and to clarify certain items.

The purpose of the application is for a use permit for the sale of boats. This permit should also cover for the sale of related marine optional equipment and rigging. Any of this optional marine equipment on hand, will be stored in the second room of the office building location. There will be no retail parts sales building on the boat display location.

The boats on the display lot will be for sale only, there will be no storage.

We do intend to have:

- a) Outdoor lights to be used at night
- b) A name sign, that will blend in, in keeping with the character of the vicinity.

.....and we request that a permit be issued to include both of these items at the same time.

Please contact me if you have any other questions.

Sincerely,

for: SPOILER YACHTS INC.,

by: *Pamela Anderson*
Pamela Anderson

